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**MINUTES OF A REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE TOWN OF BERNALILLO  
HELD AT THE TOWN HALL  
December 12, 2017**

The Planning & Zoning Commission of the Town of Bernalillo met in regular session within the laws and rules of the Town on December 12, 2017 at 6:30pm.

**Call to Order**

Chairperson Duran called the meeting to order at 6:30 PM, and led those attending in the Pledge of Allegiance.

Upon Roll call the following members were found present:

**PRESENT:**

Chairperson Juanita M. Duran  
Commissioner Joseph O. Quintana  
Commissioner Mary Rose Abousleman  
Commissioner Sandra Candelario  
Commissioner Raul Montano

**ALSO PRESENT:**

Charles Torres	Clifford Duran
Rosser Knee	Julie A. McGaharan
Jim Strozier	Karen Long
Gary Larsh	Barbara Aragon
Mike Kimball	Mary Duran
Steve Rieger	Chris Northey
Angela Chavez	Gary Gritsko
Mike Moloney	MaryJo Moloney
Elizabeth Macmon	

**STAFF:**

Janet Cunningham-Stephens, Planning and Zoning Director  
Alana Lovato, Admin. Assist. / GIS Technician  
Joseph Benney, Certified Building Official  
Andy Edmondson, Public Works Director

**ABSENT:**

Commissioner Joseph Moreno  
Commissioner James Hooper

**A quorum was present**

**APPROVAL OF AGENDA: 3a)**

Commissioner Quintana motioned to approve the agenda as presented. The motion was seconded by Commissioner Candelario and carried unanimously.

**Motion Carried**

**APPROVAL OF MINUTES: 4a)**

Commissioner Montano made a motion to approve the minutes of November 14, 2017 with the following modifications:

- Line 52: Change “building mounted” to “building- mounted”.

- Line 56: Correct capitalization for “Variance”.
- Line 61: Delete the word “for” from sentence.
- Line 62: Correct spelling for “oversea”.
- Line 66: Delete “at this time” from sentence (used twice in sentence).
- Line 67: Delete “for” in sentence.

Commissioner Quintana seconded the motion and carried unanimously.

**Motion Carried**

**SWEARING IN OF WITNESSESS: 5a)**

All present witnesses were sworn in by Chairperson Duran.

**PUBLIC HEARING: 6a) ZonR 17-001 ZONING REVIEW: Applicants – Annelle Brown and Gary Larsh.**

Request for approval of a Demolition Permit within the Mainstreet Overlay District, to remove a residential structure within a family compound, located at 1013 S. Camino del Pueblo, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial).

Mr. Gary Larsh, co-owner of the property, respectfully requests an approval of a demolition permit within the Mainstreet Overlay. The structure that will be demolished is not on the Historical Register but is located within the mainstreet district. The northern portion of the house was built in the early 1950s and the southern portion was built in the 1970s. It is a standard flat roof house with tar and gravel on top. The house has not been properly maintained and the last time it has been reroofed was in the early 1970s.

Mr. Larsh stated that they purchased the property in February 2016. During the exploration of renovation, the quotes received to repair leaks and roof damages were from \$150 to \$200 thousand dollars. Due to financial hardships they are unable to afford the repairs and have decided that demolishing is the next option. They will demolish the home to ground level and will take out anything that sticks out of the ground; such as pipes. Mr. Larsh plans to turn the property into a garden once the structure has been demolished.

Mr. Larsh presented additional photos to the Commission showing some of the damages to the home that will be demolished if approved. Mr. Larsh stated that the northern part of the house structure is adobe and the southern part is frame and stucco.

Ms. Janet Cunningham-Stephens, Planning and Zoning Director, stated that there has been no documentation found that the site is on a historical register. The site is within the mainstreet overlay district. Staff requested a copy of the deed from the applicant to verify property ownership. No public comments.

Commissioner Quintana made a motion to approve ZonR 17-001, a request by Annelle Brown and Gary Larsh, for approval of a Demolition Permit within the Mainstreet Overlay District, to remove a residential structure within a family compound, located at 1013 S. Camino del Pueblo, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial), subject to the following conditions:

- 1. The Demolition Application must be accurate regarding the size of the structure being removed, the actual cost of the proposed demolition including labor debris removal costs, foundation removal costs, and any other costs as per a written estimate by a demolition company registered for business in the Town. A description of the full scope of the work to be completed, including a timeframe, must be included with the application for technical review by staff.**

- 104 2. **A copy of the property deed confirming ownership must be provided for the file, and**  
105 **recorded at Sandoval County. Recordation information (book, page, and date) will**  
106 **be needed for verification purposes.**
- 107 3. **Due to the proximity of the structure to San Felipe Road on the west side of the**  
108 **building, any work in the public right-of-way will require a permit from the Public**  
109 **Works Department.**
- 110 4. **Any damage to public roadways and/or utilities within public easements during the**  
111 **demolition process will be required to be repaired to the satisfaction of the Town at**  
112 **the Applicants' expense.**

113  
114 The motion was seconded by Commissioner Montano and carried unanimously.

115  
116 **Motion Carried – Item Approved with Conditions.**

117  
118 **PUBLIC HEARING: 6b) SumP 17-011 SUMMARY PLAT: Applicant – William**  
119 **Carpenter, represented by Consensus Planning, Inc., (Agent).**

120 Request for approval of a Summary Plat for Lots 1-21, Piedras Lisa, for the purpose of consolidating lots,  
121 vacating easements, vacating right-of-way, and granting easements, legally described as Tracts C and E,  
122 Lots 1-32, Piedras Lisa and a Portion of Vacated Calle Gabrielle Right-of-Way, Town of Bernalillo,  
123 Sandoval County, New Mexico, containing 2.8130 acres, zoned S-U (Special Use).

124  
125 Mr. Jim Strozier, a representative of Consensus Planning Inc., respectfully requests approval of a  
126 Summary Plat to consolidate lots. As per previous subdivision master plan amendment approved by the  
127 Town Council. Since this approval, the subdivision team has amended the subdivision layout to reflect the  
128 conditions of the master development plan including the redistribution and eliminating Calle Gabriel  
129 right-of-way. Therefore the lot sizes have increased to be between 5, 224 square feet and 5,231 square  
130 feet.

131 Mr. Strozier stated that they have reviewed all the findings and conditions on the staff report and are in  
132 agreement with them.

133  
134 There were public comments made by Mike Moloney and Mike Kimball.

135 Mr. Moloney, a resident at 209 Calle Damiano, requested information on ownership of the property  
136 abutting east of Piedra Lisa and information on whether Calle Gabriel will still be a street. Mr. Moloney  
137 also requested information on the minimum house size that will be constructed on the lots and who will  
138 be responsible for the drainage ponds located in the area.

139  
140 Ms. Janet Cunningham-Stephens, stated that eliminating Calle Gabriel was a decision made by Town  
141 Council.

142 Mr. Strozier stated that there will be different styles of homes that will be built, single/ two-story homes,  
143 and there is different ranges of home sizes. The minimum is about 1,400 square feet. The town will not be  
144 responsible for the maintenance of the pond. There will be an association responsible for the maintenance.

145  
146 Mr. Kimball, a resident at 314 Calle Evangeline, requested clarification on where exactly Calle Gabriel  
147 ends and also addressed concerns on trees located in the area.

148  
149 Mr. Strozier stated that the surveyor had surveyed the trees located on lots and will be analyzing whether  
150 these trees can be saved. Due to grading of the lots, analysis has to take place.

151 Mr. Andy Edmondson, Public Works Director, gave a brief explanation on the narrow buffer property  
152 between Calle Evangeline and where the homes will be built. If there are any trees in the town's right-of-  
153 way they will not be touched.

154  
155 The applicant presented a map to identify the trees in the area. There were no other public comment.

156 Commissioner Abousleman made a motion to approve SumP 17-011, a request by William Carpenter,  
157 represented by Consensus Planning, Inc. (Agent), for approval of a Summary Plat for Lots 1-21, Piedras  
158 Lisa, for the purpose of consolidating lots, vacating easements, vacating right-of-way, and granting  
159 easements, legally described as Tracts C and E, Lots 1-32, Piedras Lisa and a Portion of Vacated Calle  
160 Gabrielle Right-of-Way, Town of Bernalillo, Sandoval County, New Mexico, containing 2.8130 acres,  
161 zoned S-U (Special Use), subject to the following conditions:

- 162 1. *The plat must be recorded in the office of the Sandoval County Clerk and two (2) copies*  
163 *as recorded and properly stamped by the Sandoval County Clerk must be provided to the*  
164 *Town of Bernalillo. A disk containing a copy of the recorded plat must be provided*  
165 *along with the paper copies.*
- 166 2. *The plat must be recorded within three months after the date of approval or the final*  
167 *plat will become null and void.*
- 168 3. *An updated grading and drainage plan must be submitted for review and approval prior*  
169 *to the issuance of building permits. The applicant is responsible for the cost of the*  
170 *review by the engineering consultant selected by the Town.*
- 171 4. *An updated water budget needs to be prepared to determine the effect of the larger lots*  
172 *and reduced density of homes. If the transfer of water rights is necessary, this action*  
173 *must be complete prior to the issuance of building permit/s. The cost of the water budget*  
174 *and/ or transfer of water rights is the responsibility of the developer.*
- 175 5. *Any work in the public right-of-way will require a permit from the Public Works*  
176 *Department.*
- 177 6. *Any damage to public roadway and/or utilities within public easements during the*  
178 *construction process will be required to be repaired to the satisfaction of the Town at the*  
179 *Applicants expense.*
- 180 7. *Development must comply with all Town ordinances and procedures re: building plan*  
181 *review, installation of water and sewer service, addressing and requirements that are*  
182 *relevant to the site as per Subdivision Regulations Section 15. Required Improvements.*
- 183 8. *Draft proposed covenants specifying how the developer proposes to regulate land use in*  
184 *the subdivision and otherwise protect the proposed or existing development must be*  
185 *submitted for review and approval.*
- 186 9. *A soils analysis must be submitted for technical review and approval prior to the*  
187 *issuance of building permits.*
- 188 10. *A schedule of development indicating when improvements will be constructed, as*  
189 *required by Town regulations, must be provided.*
- 190 11. *The language regarding maintenance of Tract C must be revised to the same*  
191 *responsibility party as the drainage pond. The town will NOT accept maintenance*  
192 *responsibilities for either the pond or of Tract C.*

193  
194 The motion was amended by Commissioner Montano to add another condition.

- 195 12. *A Homeowners Association must be formed for the purpose of owning and maintaining*  
196 *Tract B the drainage pond and Tract C the Pedestrian access easement property.*

197  
198 The motion was seconded by Commissioner Candelario and carried unanimously.

199  
200 **Motion Carried – Item Approved with Conditions.**

201  
202 **PUBLIC HEARING: 6c) SumP 17-012 SUMMARY PLAT: Applicant – Maria D. Zavila-**  
203 **Insunza, represented by Alpha Pro Surveying LLC (Agent).**

204 Request for approval of a Summary Plat, combining three lots into one lot (creating Lot 1-A), legally  
205 described as Lot 1-A, Cocinitas Court, within Sandia Pueblo Grant, projected Section 6, Township 12  
206 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New  
207 Mexico, containing 0.1818 acre, zoned R-1A (Mixed Single Family Residential).

208 Mr. Gary Gritsko, a representative from Alpha Pro Surveying LLC, respectfully requests approval of a  
209 Summary Plat to combine 2 lots into 1 lot. The applicant had replaced the mobile home that was  
210 previously on the lot when she had purchased the 2 properties.

211 There was a public comment made by Julie A. McGaharan.

212 Ms. McGaharan, a resident at 141 Cocinitas Court, addressed concerns regarding another home to be  
213 placed on property by the owner and excessive trash/debris being brought to the property.

214  
215 Ms. Janet Cunningham-Stephens, Planning and Zoning Director, stated that there is only one (1) dwelling  
216 unit allowed per lot. The property owner cannot add additional dwellings. The Code Compliance Office  
217 will be notified of the complaint of trash/debris. Staff will verify, document, and act upon any violations  
218 that may be taking place on the property.

219 There were no other public comment.

220

221 Commissioner Candelario made a motion to approve SumP 17-012, a request by Maria D. Zavila-  
222 Insunza, represented by Alpha Pro Surveying LLC (Agent), for approval of a Summary Plat, combining  
223 three lots into one lot (creating Lot 1-A), legally described as Lot 1-A, Cocinitas Court, within Sandia  
224 Pueblo Grant, projected Section 6, Township 12 North, Range 4 East, New Mexico Principal Meridian,  
225 Town of Bernalillo, Sandoval County, New Mexico, containing 0.1818 acre, zoned R-1A (Mixed Single  
226 Family Residential), subject to the following conditions:

- 227 *1. The plat must be recorded in the office of the Sandoval County Clerk and two (2) copies*  
228 *as recorded and properly stamped by the Sandoval County Clerk must be provided to*  
229 *the Town of Bernalillo. A disk containing a copy of the recorded plat is also required.*  
230 *2. The plat must be recorded within three months after the date of approval or the final*  
231 *plat will become null and void.*  
232 *3. A copy of the contract/deed showing proof of ownership for Lots 78-B and 80-B-1 must*  
233 *be provided for the file prior to the recordation of the plat.*

234

235 The motion was seconded by Commissioner Abousleman and carried unanimously.

236

237 **Motion Carried – Item Approved with Conditions.**

238

239 **PUBLIC HEARING: 6d) SumP 17-013 SUMMARY PLAT: Applicants – Clifford Duran**  
240 **and Cynthia Aragon.**

241 Request for approval of a Summary Plat, to create two new lots from two existing lots by reconfiguring  
242 the boundaries, legally described as Lots 1-A and 1-B, Block 15, Garden Spot Addition, Section 32,  
243 Township 13 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval  
244 County, New Mexico, containing 0.2388 acre, zoned R-1A (Mixed Single Family Residential). NOTE:  
245 A Variance (VAR 17-013) request accompanies the Summary Plat.

246

247 Mr. Clifford Duran respectfully requests approval of a Summary Plat to create two (2) new lots from two  
248 (2) existing lots by reconfiguring the lot lines. There is also a Variance request for lot areas and setback  
249 requirements to place a mobile home at 501 San Felipe after demolition has taken place on the current  
250 existing structure. Mr. Duran stated that he wants to change the lot lines from north to south, to east to  
251 west. The front door will face the south and will not facing the street. The property line will be 20 feet  
252 from the door and 10 feet from the back property line. Currently the existing manufactured home cannot  
253 be moved. Mr. Duran stated that he is trying efforts to provide a better living home for his family.

254

255 Ms. Janet Cunningham-Stephens, Planning and Zoning Director, stated that the lot sizes will be  
256 approximately 5,201 square feet, which does not meet the 6, 000 square feet requirements. The lots in the  
257 Garden Spot Addition were platted in 1922. The mother's home is grandfathered in and the request is so  
258 that she can be in compliance to lot size. Nothing is being done to the mother's home. Mr. Duran's new  
259 home meets all setbacks requirement, but lot sizes are small.

260 Commissioner Montano made a motion to approve SumP 17-013, a request by Clifford Duran and  
261 Cynthia Aragon for approval of a Summary Plat, to create two new lots from two existing lots by  
262 configuring the boundaries, legally described as Lots 1-A and 1-B, Block 15, Garden Spot Addition,  
263 containing 0.2388 acre, zoned R-1A (Mixed Single Family Residential), and a Variance to Area and  
264 Setback Requirements be approved, subject to the following conditions:

- 265 1. *The plat must be recorded in the office of the Sandoval County Clerk and two (2)*  
266 *copies as recorded and properly stamped by the Sandoval County Clerk must be*  
267 *provided to the Town of Bernalillo. A disk containing a copy of the recorded plat is also*  
268 *required.*
- 269 2. *The plat must be recorded within three months after the date of approval or the final*  
270 *plat will become null and void.*
- 271 3. *Regarding Lot 1-A, a demolition permit application must be submitted and approved*  
272 *before the structure us removed.*
- 273 4. *A mobile home placement permit will need to be approved prior to the placement of the*  
274 *new home on Lot 1-A.*

275  
276 The motion was seconded by Commissioner Candelario and carried unanimously.

277  
278 **Motion Carried – Item Approved with Conditions.**

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281 **PUBLIC HEARING: 6e) VAR 17-013 VARIANCE: Applicants – Clifford Duran and**  
282 **Cynthia Aragon.**

283 Request for approval of a Variance to Area and Setback Requirements in the R-1A (Mixed Single-Family  
284 Residential) Zone, to place a manufactured home at 501 San Felipe, and having a legal description as  
285 follows: Lots 1-A and 1-B, Block 15, Garden Spot Addition, Section 32, Township 13 North, Range 4  
286 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, containing a  
287 total of 0.2388 acres. The Variance request is for both lots created by SumP 17-013. NOTE: Summary  
288 Plat SumP 17-013 accompanies this request and corrects a placement issue.

289  
290 **Refer to Public Hearing Item 6d.**

291  
292 Commissioner Quintana made a motion to approve SumP 17-013, a request by Clifford Duran and  
293 Cynthia Aragon for approval of a Summary Plat, to create two new lots from two existing lots by  
294 configuring the boundaries, legally described as Lots 1-A and 1-B, Block 15, Garden Spot Addition,  
295 containing 0.2388 acre, zoned R-1A (Mixed Single Family Residential), and a Variance to Area and  
296 Setback Requirements be approved, subject to the following conditions:

- 297 1. *The plat must be recorded in the office of the Sandoval County Clerk and two (2)*  
298 *copies as recorded and properly stamped by the Sandoval County Clerk must be*  
299 *provided to the Town of Bernalillo. A disk containing a copy of the recorded plat is also*  
300 *required.*
- 301 2. *The plat must be recorded within three months after the date of approval or the final*  
302 *plat will become null and void.*
- 303 3. *Regarding Lot 1-A, a demolition permit application must be submitted and approved*  
304 *before the structure us removed.*
- 305 4. *A mobile home placement permit will need to be approved prior to the placement of the*  
306 *new home on Lot 1-A.*

307  
308 The motion was seconded by Commissioner Candelario and carried unanimously.

309  
310 **Motion Carried – Item Approved with Conditions.**

311

312 **PUBLIC HEARING: 6f) VAR 17-012 VARIANCE: Applicants – Mr. Car Wash,**  
313 **represented by Electrical Products Co. (EPNM, Inc.) (Agent).**

314 Request for approval of a Variance to “Sign Type C - Business Signs, and Sign Type B - Directional  
315 Signs” to increase the size and number of signs, located at 324 W. US 550, legally described as Lands of  
316 Bill Blackwell, situate within the Bernalillo Grant, projected Section 29, Township 13 North, Range 4  
317 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, zoned S-U  
318 (Special Use), containing a total of 1.8497 acres, with access from US Highway 550 and Ronald Drive.  
319

320 Mr. Steve Rieger, a representative of EPNM, Inc., and Mr. Chris Northey, a representative from Mr.  
321 Carwash, respectfully request approval of a Variance to signage. The traffic will be coming off US-  
322 Highway 550. The business is setback 200 feet from US 550, therefore making signage hard to see. The  
323 signs on the tower will be facing the west elevation, signs #1 & #2 will be facing east elevation, and signs  
324 #3 & #4 will be facing west. All four (4) signs are the same size on both sides of the building and the total  
325 square footage of the signs are over 5, 000 square feet. The requests for these signs are very proportional  
326 to the structure of the building.  
327

328 Sign #5 is a newer monument pylon style signage sitting lower on the street and it, will sit 20 feet back  
329 from US 550. They are requesting more square footage to get higher visibility. The sign will be  
330 illuminated. Mr. Northey stated that for liability and safety purposes the directory signage are averaged to  
331 24 square feet per side and 3 feet by 8 feet. The request is their standard sign package. Sign #6, #7, and  
332 #8 are signs for the entry to the car wash.  
333

334 Ms. Janet Cunningham-Stephens, Planning and Zoning Director, stated that the amount of allowable signs  
335 will be two (2) up to 40 square feet each and up to six (6) directional signs up to 4 square feet. The  
336 purpose of the 24 square foot signs is to direct customers safely.  
337

338 There were a public comments made by Amber Anderson and Angela Chavez.

339 Ms. Anderson, whose parents own all of Highway 44 from Santa Ana to Rose Drive, addressed strong  
340 concerns regarding the traffic increase in the residential area, high light pollution, the noise increase that  
341 will be coming from traffic and business, safety concern for children at play in the residential area, and  
342 also interruption of privacy to residents.  
343

344 Ms. Chavez also addressed concerns of the noise increase to the neighborhood, traffic increase, and the  
345 lack of advertisement done for this item.  
346

347 Mr. Reiger stated that there are no bright signage facing the residential homes and during the day activity  
348 will take place, but not through the night. Mr. Northey stated that all signs will be illuminated but not  
349 throughout the night. Lighting will be on timing from 10 a.m. to 11 p.m.  
350

351 Ms. Janet Cunningham-Stephens stated that Ronald Drive is a public right-of-way open to anyone to use.  
352 Advertising to the public was made and certified letters were only mailed to property owners not renters.

353 Mr. Andy Edmondson stated that he will work on getting some signage up for the residential areas such  
354 as residential traffic only and children at play signage. The town will install a residential sign and a child  
355 at play signage.

356 Chairperson Duran stated that the four (4) signs located in the back of the business have already been  
357 approved per meeting requirements.  
358

359 Commissioner Quintana made a motion to approve VAR 17-012, a request by Mr. Car Wash, represented  
360 by Electrical Products Co. (EPNM, Inc.) (Agent) for approval of a Variance to “Sign Type C - Business  
361 Signs, and Sign Type B - Directional Signs” to increase the size and number of signs, located at 324 W.  
362 US 550, legally described as Lands of Bill Blackwell, zoned S-U be approved, subject to the following  
363 conditions:

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1. *An application for a sign permit must be submitted and approved, and fees paid prior to the installation of the new sign/s.*
  2. *Inspections will be necessary during the installation of the sign/s, and installation must be in compliance with relevant code requirements.*

369 The motion was seconded by Commissioner Montano and carried unanimously.

370  
371 **Motion Carried – Item Approved with Conditions.**

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374 **COMMISSION BUSINESS: 7a) Department Updates:**

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1. The new Code Compliance Officer, Suzanne Hathon, began work on October 30th and has become familiar with the physical layout of the Town. She has also set up the Code Compliance portion of the IworkQ Systems software to include both text and photographs to document various violations.
  2. Joseph Benney, Building Official/Floodplain Manager, passed the Certified Stormwater Inspector test on November 30th. He will be compiling reports for the NPDES in coordination with the Public Works Department so the Town will continue to be in compliance with federal regulations.
  3. Alana Lovato has been designated a key contact for the upcoming Bureau of the Census 2020 Local Update of Census Addresses (LUCA) operation.

388 **COMMISSION BUSINESS: 7b) Project/Work Update:**

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1. The engineering consultant is continuing to review revisions of the grading and drainage plan for the MCT Bldg #6 as they are submitted.
  2. The water budget for Bosque Brewery is complete and calculations show that 1.432 AFY commercial water credits will be required by the Town.
  3. The Sandia RV and Self-Storage units are still under construction.

397 **COMMISSION BUSINESS: 7c) General Discussion:**

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1. The Planning and Zoning Department issued fourteen (14) permits for the following: rough grading, a residential addition, solar system installations, a pool, and re-roofing jobs between November 1, 2017 and November 30, 2017 for total fees of **\$3,950.86.**
  2. Code Compliance: **November 2017**  
The Code Compliance Officer made 50 inspections of properties, sent out 26 certified letters regarding weeds, and mailed an additional 22 letters regarding outdoor storage/trash concerns. She also investigated 7 inoperative vehicles, 5 occupied recreational vehicles, 5 deteriorated/non-secured mobile homes, and 1 sign that was not in compliance with code.
  3. **2018 SCHEDULE - See attached "Draft".**



409 **COMMISSION BUSINESS: 7d) Home-based Business Report:**

410 *November – none*

411

412 **COMMISSION BUSINESS: 7e) Next Meeting:**

413 Regular Meeting – **January 9, 2018 (2nd Tuesday of the Month)**

414

415 **ADJOURNMENT: 8a)**

416 There being no further business, Commissioner Montano made the motion to adjourn the meeting at 8:39

417 *P.M.* The motion was seconded by Commissioner Candelario and carried unanimously.

418