

# SANTA FE COUNTY

## *AMENDED EZA AGENDA*

REGULAR MEETING OF THE  
EXTRATERRITORIAL ZONING AUTHORITY  
*THURSDAY, FEBRUARY 28, 2008*  
AT THE HOUR OF 6:00 P.M.

SANTA FE COUNTY COMMISSION  
CHAMBERS, OLD SANTA FE  
COUNTY COURTHOUSE  
SANTA FE, NEW MEXICO

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A) ROLL CALL

B) PLEDGE OF ALLEGIANCE

C) APPROVAL OF AGENDA

D) APPROVAL OF MINUTES  
*November 29, 2007*

E) CONSENT CALENDAR:

1. **Findings of Fact: EZ Case # V 07-4170 Bartlett Variance.** Michael Bartlett requested approval of a variance of Section 5.2, Density and lot size requirements of the Extraterritorial Zoning Ordinance for approval of an existing second dwelling on 2.5- acres. The property is located at 23 Churchill Rd, via the East Frontage Road, within Section 17, Township 16 North, Range 9 East, (2-Mile EZ, District 5). **(Denied 3-0)**
2. **Findings of Fact: EZ Case # MIS 07-4400 Culver.** Henry Culver, requested relief from a previously imposed condition of approval requiring secondary access to the subject site. The property is located at 2117 B Foothills Road within Section 6, Township 16 North, Range 10 East, (2-Mile EZ, District 4). **(Approved 5-0)**
3. **Findings of Fact: EZ Case # V 07-4200 The Light at Mission Viejo Church Variance.** The Light at Mission Viejo Church, Ron Sebesta, applicant, requested a variance of the Extraterritorial Zoning Ordinance (EZO), Section 11.8 (Signs) to allow a reduced setback for a sign and to allow an LED display as part of the sign. The property is located at 4601 Mission Bend within Section 9, Township 16 North, Range 9 East, (Commission District 5). **(Denied 5-0)**

4. **Findings of Fact: EZ Case # 06-4150 Alamosa PCS Cell Tower.** Alamosa PCS, Applicant, Joe Towner (Towner Engineering), Agent, requested Preliminary and Final Development Plan approval for a Cellular Facility to include an 80 foot cellular tower and equipment facility on 0.02-acres. The request includes a variance of Ordinance 2001-4, Section 9 to allow a cell tower to exceed 56 feet in height within a Neighborhood Commercial District. The property is located at the Santa Fe Country Club and Golf Assn. at 3950 Country Club Road within Section 11, Township 16 North, Range 11 East, (Commission District 5). **(Approved 3-0)**
  
5. **Findings of Fact: EZ Case # DP 07-4190 T-Mobile New Cell Tower.** T-Mobile, Applicant, Rick Ramirez, Agent, requested Preliminary and Development Plan approval of a Cellular Facility to include an 80 foot cellular tower and an equipment facility on 0.02 acres. The request included a variance of 24 feet to Ordinance 2001-4, Section 9 to allow an 80 foot pole within a Neighborhood Commercial District. The property is located at the Santa Fe Country Club and Golf Assn. at 3950 Country Club Road within Section 11, Township 16 North, Range 11 East, (Commission District 5). **(Approved 2-1)**
  
6. **Findings of Fact: EZ Case # V 07-4280 Whitener Variance.** Cleve Whitener, applicants, Courtenay Mathey, agent, requested approval of a variance of Section 12.1 (Terrain Management) of the Extraterritorial Zoning Ordinance to allow more than 50% of the proposed residence and guesthouse to be constructed on slopes of 20%-30%. The property is located at 1540 Bent Hill Road, within the Santa Fe Summit Subdivision, within Sections 8 & 9 Township 17 North, Range 10 East (2-Mile EZ, District 1). **(Approved 3-2)**
  
7. **Findings of Fact: EZ Case # V 07-4060 Garcia Variance.** Bobby Garcia, applicant requested approval of a variance of Section 5.2, Density and lot size requirements of the Extraterritorial Zoning Ordinance for approval of a second dwelling on 2.5- acres. The property is located at 4665 San Ysidro Place, via San Ysidro Crossing, within Section 32, Township 17 North, Range 9 East, (2- Mile EZ, District 2). **(Denied 3-0)**

**F) NEW BUSINESS:**

- 1) **Resolution No. 2008- A Resolution Determining Reasonable Notice for Public Meetings of the Extraterritorial Zoning Authority.**
  
- 2) **EZ Case # V 07-4460 Snowden Variance.** Janet Snowden, Applicant, requests approval of a variance of Section 9.8, Mountain Special Review District (Fenced or Walled Area Restrictions) of the Extraterritorial Zoning Ordinance for approval of a Coyote fence to exceed sixty inches in height (60”). The property is located at 44 Canyon Hill Lane, via Canyon Road, within Section 21, Township 17 North, Range 10 East, (2-Mile EZ, District 4). **Jose E. Larrañaga, Case Planner**

- 3) **EZ Case MP 04-4472 Thomas Business Park.** Branch Realty (Darren Branch), Agent for Donald and Lucinda Merz, Applicants request a Master Plan Amendment to permit a truck rental business to be included on the use list for an approved mixed use subdivision with live/work small scale commercial uses consisting of 23 lots on 11.92 acres. The property is located off Airport Road east of the San Felipe intersection within, Section 12, Township 16 North, Range 8 East, (2-Mile EZ, District 3). **Joe Catanach, Case Planner**
  
- 4) **EZ Case # MIS/DL 07-4130 Rubenstein Family Transfer.** Dr. Robert Rubenstein, Applicant, James W. Siebert, Agent, requests Plat approval to divide 65.87-acres into four lots for the purpose of a family transfer. The Lots will be known as Lot 4A (10.01-acres more or less), Lot 4B (10.03-acres more or less), Lot 4C (25.58-acres more or less) and Open Space “A” (20.25-acres more or less). In addition to the Plat approval, the Applicant is requesting approval to create a legal lot within the Landmark Area in the MSRD. The property is accessed from Double Arrow Road, via Old Santa Fe Trail, within Sections 5 & 8, Township 16 North, Range 10 East, (2-Mile EZ, District 4). **Jose E. Larrañaga, Case Planner**
  
- 5) **EZ Case # V 07-4390 Ballew Variance.** John Ballew, Applicant, Andren-Keegan Associates, LLC, Agent requests approval of variances of Section 9.8, (Mountain Special Review District) of the Extraterritorial Zoning Ordinance for the approval of the grade of an existing driveway to exceed 11% and to allow a sloped roof on a portion of the proposed dwelling. The property is located at 16-C Gray Fox Road, via La Barbaria Road, within Section 16, Township 16 North, Range 10 East, (2-Mile EZ, District 4). **Jose E. Larrañaga, Case Planner**
  
- 6) **EZ Case # DP 97-4524 Placita De La Tierra.** Placita de la Tierra, LLC (John Fox), Applicant, Santa Fe Planning Group (Scott Hoeft), Agent, requests Final Development Plan approval for retail, office, restaurant and personal services consisting of 43,389 sq. ft. on 12-acres in accordance with the approved Master Plan for a Neighborhood Center District. The property is located at the intersection of Camino La Tierra and Arroyo Calabastas Road within Sections 7 & 8, Township 17 North, Range 9 East (2-Mile EZ, Commission District 2). **Joe Catanach, Case Planner**
  
- 7) **EZ Case # Z 99-4623 Village Plaza Master Plan Amendment.** Great Western Investors, Applicant, Santa Fe Planning (Scott Hoeft), Agent, request an amendment to the previously amended Master Plan for Village Plaza, to decrease the residential density to 41 dwelling units, and increase the commercial area to 75,000 sq. ft. on 48.3 acres, and to modify a condition of approval which would allow the Applicant to utilize an on-site well as a community water system rather than City Water. The property is located south of the intersection of State Road 599 and County Road 62, within Section 31, Township 17 North, Range 9 East (2-Mile EZ, District 2). **Vicki Lucero, Case Planner.**

**G) ELECTION OF OFFICERS**

- 1) Election of Chair
- 2) Election of Vice Chair

**H) PETITIONS FROM THE FLOOR**

**I) COMMUNICATION FROM THE COMMITTEE**

**J) MATTERS FROM THE ATTORNEY**

**K) MATTERS FROM THE LAND USE STAFF**

**L) ADJOURNMENT**

**PUBLIC NOTICE**

The County of Santa Fe makes every practical effort to assure that its meetings and programs are accessible to the physically challenged. Physically challenged individuals should contact Santa Fe County in advance to the hearing to discuss any special needs of the handicapped individual (e.g., interpreters for the hearing impaired or readers for the sight impaired).