

# SANTA FE COUNTY

## *EZA AGENDA*

**SPECIAL MEETING OF THE  
EXTRATERRITORIAL ZONING AUTHORITY**  
*THURSDAY JULY 26, 2007*  
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:**  
*May 31, 2007*

E) **LAND USE ITEMS:**

**CONSENT CALENDAR:**

**FINDING OF FACT:**

- 1) EZ Case # V 06-4570 Grabowski Variance. (Approved).
- 2) EZ Case # Z/DP 07-4000 Rock Hill Secure Self Storage Master Plan/Development Plan. (Approved).

**NEW BUSINESS:**

- 1) **EZ Case # MIS 07-4270 Chastenet Residence.** Cedric Chastenet, applicant, Alfred VonBachmeyer, agent, request approval to construct a 2,490 sq. ft. residence and a 614 sq. ft. carport for a total of 3,104 sq. ft. on 0.918-acres located in the landmark area of the Mountain Special Review District. The property is located off Upper Canyon Road at 82 Canyon Hills Lane, within Section 21, Township 17 North, Range 10 East (2-Mile EZ, District 4). **Vicki Lucero, Case Planner.**
- 2) **EZ Case # V 07-4060 Garcia Variance.** Bobby Garcia, applicant, requests 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). **Jose E. Larrañaga, Case Planner**

- 3) **EZ Case # V 07-4140 Guizar Variance.** Cesar & Maria Guizar, applicants, Mark Lopez, agent, request approval of three variances of Section 12.1 (Terrain Management) of the Extraterritorial Zoning Ordinance: to allow disturbance of 30% slopes and greater for the purpose of constructing a residence; to allow more than 50% of the residence to be constructed on slopes of 20%-30% and greater; and to allow a liquid waste disposal system on slopes greater than 15%. The property is located off of Coyote Crossing, within the Sunlit Hills Subdivision, within Section 30, Township 16 North, Range 10 East (2-Mile EZ, District 4). **Vicki Lucero, Case Planner**
- 4) **EZ Case # Z/DP 04-4750 Recovery of Alcoholics Program.** Santa Fe Recovery Center, applicant, Bill Chapman, agent, request approval of a Master Plan Amendment with Preliminary and Final Development Plan approval to allow the installation of three (3) manufactured housing units (one for administrative offices and two for transitional living purposes), a Community Center, and two (2) behavioral health services buildings to be constructed in three phases. The property is located approximately one-quarter (1/4) mile south of Airport Road, on Lucia Lane, within Section 12, Township 16 North, Range 8 East and Section 7, Township 16 North, Range 9 East (2-Mile EZ, District 5). **Vicki Lucero, Case Planner.**
- 5) **EZ Case # Z-04-4593 Governor Miles Business Park.** Crowne Santa Fe LLC., applicant, Linda Tigges, agent, request Master Plan zoning approval for a commercial development consisting of 90,109 sq. ft., which includes office, warehouse, and retail space on 6.485-acres. The property is located immediately to the north of Governor Miles Road in the Commercial Gateway Subdistrict of the Highway Corridor within Sections 7 & 18, Township 16 North, Range 9 East (2-Mile EZ, District 5). **Vicki Lucero, Case planner.**
- 6) **EZ Case # Z/V 04-4594 The Crossing (at Las Soleras).** The Crossing LLC., applicant, Linda Tigges, agent, request Master Plan Zoning Approval for a commercial development which will include uses such as a hospital with helicopter pad, a high end hotel, and conference center, as well as other office and retail uses and a rail stop and transit station with parking areas on 156.87-acres. The request also includes a variance of the height restrictions of the Santa Fe Metro Area Highway Corridor Ordinance to allow an 85' high hospital, a 45' high hotel/conference center and a 45' business park/medical office park. The property is located east of Cerrillos Road, North of I-25, within Section 18, Township 16 North, Range 9 East (2-Mile EZ, District 5). **Vicki Lucero, Case Planner (Tabled)**
- 7) **EZ Case # V 07-4180 Helfrich Variance.** Paul and Maureen Helfrich, applicants, request approval of a variance of Section 9.8.C, Mountain Special Review District (Development & Design Standards), of the Extraterritorial Zoning Ordinance to allow the height of a single family residence to exceed fourteen feet. The property is located at 2101 Paseo del Monte, in the Hyde Park Subdivision, in the Mountain Special Review

District, within Sections 9 & 16, Township 17 North, Range 10 East (2- Mile EZ, District 1). **Jose E. Larrañaga, Case Planner**

- 8) **EZ Case # V 07-4170 Bartlett Variance.** Michael Bartlett, applicant requests 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). **Jose E. Larrañaga, Case Planner**
  
- 9) **EZ Case # Z/DP/V 07-4100 Youth Services Master Plan/Development Plan.** Youth Services Family Services, applicant, Linda Tigges, agent, request Master Plan Zoning approval with Preliminary Development Plan for a special exception which will consist of a transitional living program for homeless teens and teen mothers consisting of seven dwelling units, a laundry area, multi purpose room, a congregate living area for four people, with an area for offices and counseling totaling 8,615 sq. ft. on 0.661 acres. This request also includes three variances of the Extraterritorial Zoning Ordinance: a variance of density to allow 7 dwelling units on 0.661 acres; a variance to the parking standards to allow less parking than is required; and a variance of height to allow the transitional dwelling units to exceed the allowable 24' height limitation by 8.5' (32.5'). The property is located at 4435 Airport Road, west of Zepol Road within Section 6, Township 16 North, Range 9 East (2-Mile EZ, District 3). **Vicki Lucero, Case Planner.**
  
- 10) **EZ Case # V 07-4200 The Light at Mission Viejo Church Variance** The Light at Mission Viejo Church, Ron Sebesta, applicant, requests 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). **Shelley Cobau, Case Planner**

**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).