

SANTA FE COUNTY

AMENDED EZC AGENDA

REGULARLY SCHEDULED MEETING OF THE
EXTRATERRITORIAL ZONING COMMISSION
FOR THURSDAY DECEMBER 13, 2007
AT THE HOUR OF 6:00 P.M.

SANTA FE COUNTY COMMISSION
CHAMBERS, OLD SANTA FE
COUNTY COURT HOUSE
SANTA FE, NEW MEXICO

- A) ROLL CALL
- B) PLEDGE OF ALLEGIANCE
- C) APPROVAL OF AGENDA
- D) APPROVAL OF MINUTES
November 8, 2007

E) LAND USE ITEMS

Consent Calendar:

- 1) **EZ Case # DL 06-4490 Bronstein Land Division** Eliot Bronstein, Applicant, Rick Chatroop, agent, requests Plat approval to divide 5.0-acres into two lots. The lots will be known as Lot 1-A (2.5- acres more or less) and Lot 1-B (2.5-acres more or less). The property is located at #6 Conejo Trail, via Paseo Del Conejo within Section 5, Township 17 North, Range 9 East, (2 Mile EZ, District 2). **Jose E. Larrañaga, Case Planner**
- 2) **EZ Case # DL 06-4480 Chavez Land Division** Peso Chavez, Applicant, Rick Chatroop, agent, requests Plat approval to divide 5.0-acres into two lots. The lots will be known as Lot 3A (2.5- acres more or less) and Lot 3B (2.5-acres more or less). The property is located at #26 Conejo Trail, via Paseo Del Conejo within Section 5, Township 17 North, Range 9 East, (2 Mile EZ, District 2). **Jose E. Larrañaga, Case Planner**
- 3) **EZ Case# DL 07-4380 TGL of Santa Fe Land Division**. TGL LLC, Applicant Rick Chatroop, agent, request plat approval to divide 7.50-acres into three tracts. The Lots will be known as Lot 3-1 (2.50-acres more or less), Lot 3-2 (2.50-acres more or less) and Lot 3-3 (2.50-acres more or less). The property is located within the Basin Fringe Hydrologic Zone, off Estrellas De Tano Road, within Section 33, Township 18 North, Range 9 East, (2- Mile EZ, District 2). **John Lovato, Case Planner**
- 4) **EZ Case # LDDL 07-4420 Steve and Bernadette Peterson Family Transfer Land Division** Steve and Bernadette Peterson, applicants, Salvador I. Vigil, agent request plat approval to divide 3.01 acres into two lots for a Family Transfer. The lots will be known as 44-A (1.25-acres more or less) and Lot 44-B (1.76-acres more or less). The property is located at 1161 St. James Crest via West Alameda, within Section 29, Township 17 North, Range 9 East, (2 Mile EZ, District 2). **Jan Daniels, Case Planner**
- 5) **EZ CASE # LDFT 07-4430 Solis Lujan Family Transfer** Solis Lujan, Applicant, requests plat approval to divide 5.01-acres into two lots for a Family Transfer. The Lots will be known as Lot 2-A (2.501-acres more or less) and Lot 2-B (2.50-acres more or less). The property is located in the Metro-Basin Fringe hydrologic zone at 4 Brooks Way, within Section 25, Township 16 North, Range 9 East, (2- Mile EZ, District 4). **Jan Daniels, Case Planner (Tabled)**

Old Business:

- 1) **EZ Case # V 07-4350 Lawrence Variance.** Suzanne Lawrence, Applicant, requests approval of variances of Section 12.1.C (Terrain Management Performance Standards), and variances of Section 9.8 (Mountain Special Review District) of the Extraterritorial Zoning Ordinance for approval of the following, height of retaining wall, disturbance of slopes of over 30% for a driveway, removal of significant trees, height of structure, disturbance of slopes greater than 30% for residence, more than 50% of structure footprint on slopes greater than 20% and removal of rock outcroppings. The property is located at 45 S. Quien Sabe, within the Los Cerros Subdivision, within Section 8, Township 16 North, Range 10 East, (2- Mile EZ, District 4). **Jose E. Larrañaga, Case Planner**

New Business:

- 1) **EZ Case # V 07-4440 Carris Variance.** Dean & Jim Carris, Applicants, Padilla & Associates, agent, request approval of a variance of Section 12.1 (Terrain Management) of the Extraterritorial Zoning Ordinance, to allow more than 50% of the residence to be constructed on slopes of 20%-30%, and a variance of Article 902.2.2.6 of the Uniform Fire Code 1997 Edition to allow the grade of a driveway to exceed the required 10%. The property is located at 32 Paseo Vista, via Seton Village Road, within Section 19, Township 16 North, Range 10 East, (2- Mile EZ, District 4). **Vicki Lucero, Case Planner**
- 2) **EZ Case # S 06-4311 Ponderado Subdivision Phase II** Ponderado Subdivision (Ted Wegner and Judy Ross), Applicants, Tigges Planning Consultants (Linda Tigges), agent, request Final Development Plan and Plat approval of Phase II for a 14 lot residential subdivision on 43.245-acres more or less and a variance of Section 3.5 of the Extraterritorial Subdivision Regulations (ESR) to allow driveway access for 2 lots on a minor arterial road. The proposed subdivision is located at the end of Camino Peralta, off County Road 68, which is north of NM State Road 599, within Section 30, Township 17 North, Range 9 East (5-Mile EZ District). **Vicente Archuleta, Case Planner (Tabled)**
- 3) **EZ Case MP 04-4472 Thomas Business Park.** Branch Realty (Darren Branch), Agent For Donald And Lucinda Merz, Applicant Is Requesting 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 West Of The Tierra Real Subdivision Within Section 12, Township 16 North, Range 8 East. **Joe Catanach, Case Planner**
- 4) **EZ Case S 02-4463 Komis Business Park.** Santa Fe Planning (Scott Hoeft), Agent for Komis Land C0. (Peter Komis), Applicant Is Requesting Final Plat/Development Plan For A Commercial Subdivision Consisting Of 18 Lots On 59 Acres. The property Is located off the I-25 And State Road 599 Interchange Within Section 23, Township 16 North, Range 8 East. **Joe Catanach, Case Planner**

- E) **PETITIONS FROM THE FLOOR**
- F) **COMMUNICATION FROM THE COMMITTEE**
- G) **COMMUNICATION FROM THE ATTORNEY**
- H) **MATTERS FROM THE LAND USE STAFF**
- I) **ADJOURNMENT**

PUBLIC NOTICE

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