

# SANTA FE COUNTY

## EZC AGENDA

REGULARLY SCHEDULED MEETING OF THE  
**EXTRATERRITORIAL ZONING COMMISSION**  
FOR THURSDAY NOVEMBER 8, 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**

October 11, 2007

### Findings of Fact

- 1) EZ Case # DL 07-4230 Rodriguez Land Division. (**Approved**)
- 2) EZ Case # DL 06-4700 Quintana Family Transfer.( **Approved**)
- 3) EZ Case # DL 07-4040 Santo Nino de Felipe Land Division. (**Approved**)
- 4) EZ Case # DL 06-4640 Gonzales Family Transfer. (**Approved.**)
- 5) EZ Case # PCLA 06-4660 Hillary Riggs Lot Line Adjustment. (**Approved** )
- 6) EZ Case # DL 07-4160 Berkowitz Land Division. (**Approved**)
- 7) EZ Case # DL 06-4650 Werner Land Division (**Approved.**)
- 8) EZ Case # DL 06-4630 C de Baca / Maez Land Division (**Approved.**)
- 9) EZ CASE # DL 06-4680 Lange/Wehner Land Division (**Approved**)

### Consent

- 1) **EZ Case # DL 06-4490 Bronstein Land Division.** Eliot Bronstein, Applicant, Rick Chatroop, agent, request 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 (Tabled)**
- 2) **EZ Case # DL 06-4480 Chavez Land Division.** Peso Chavez, Applicant, Rick Chatroop, agent, request 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 (Tabled)**
- 3) **EZ Case # DL 07-4420 Peterson Family Transfer and Lot Consolidation.** Steven and Bernadette Peterson, Applicants, Salvador Vigil, agent, request approval to consolidate government patent lots 37 and 44, and approval of a Family Transfer to divide 6.01-acres into three two (2) acre lots. The property is located at 1139 St. James Court via West Alameda, within Section 29, Township 17 North, Range 9 East, (2 Mile EZ, District 2). **Jan Daniels, Case Planner (Tabled)**

### Old Business

- 1) **EZ Case # V 07-4290 Ortega Variance.** Ben and Evelyn Ortega, Applicants, request 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 1.25- acres. The property is located at 39 Ridgeline Road, via Mutt Nelson Road, within Section 13, Township 16 North, Range 8 East, (2- Mile EZ, District 3). **Jose E. Larrañaga, Case Planner (Tabled)**

- 2) **EZ Case # MIS/DL 07-4130 Rubenstein Family Transfer.** Dr. Robert Rubenstein, Applicant, James W. Siebert, agent, request 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**
- 3) **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 (Tabled)**

### **New Business**

- 1) **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**
- 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 # V 07-4390 Ballew Variance.** John Ballew, Applicant, Andren-Keegan Associates, LLC, agent, request approval of variances of Section 9.8, (Mountain Special Review District) of the Extraterritorial Zoning Ordinance for the approval of the following, the grade of an existing driveway to exceed 11% and 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**

### **E) PETITIONS FROM THE FLOOR**

### **F) COMMUNICATION FROM THE COMMITTEE**

### **G) COMMUNICATION FROM THE ATTORNEY**

### **H) MATTERS FROM THE LAND USE STAFF**

- 1) Schedule site visit to the Lawrence Property.

### **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).