

SANTA FE COUNTY

AMENDED EZA AGENDA

REGULAR MEETING OF THE
EXTRATERRITORIAL ZONING AUTHORITY
THURSDAY, MAY 29, 2008
AT THE HOUR OF 6:00 PM

CITY COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE
SANTA FE, NEW MEXICO

A) ROLL CALL

B) PLEDGE OF ALLEGIANCE

C) APPROVAL OF AGENDA

D) APPROVAL OF MINUTES

March 27, 2008

E) CONSENT CALENDAR

- 1) **Finding of Fact: EZ Case# V 07-4180 Helfrich Variance.** Paul and Maureen Helfrich, applicants requested 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). **Approved 2-1**
- 2) **Finding of Fact: EZ Case # Z 99-4623 Village Master Plan Amendment.** Great Western Investors, applicant, Santa Fe Planning (Scott Hoeft), agent, requested 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). **Approved 4-1**
- 3) **Finding of Fact: EZ Case # V 07-4240 Cook/Simpson Variance.** Kathleen Cook and Craig Simpson, applicants, Design Solutions, agent, requested approval of three variances of Section 9.8 (Mountain Special Review District Standards) of the Extraterritorial Zoning Ordinance: to allow more than 50% of the residence to be constructed on slopes greater

than 20%; to allow the height to exceed the 14' height restriction by 5'; and to allow the finish floor to be more than 9' above natural grade. The property is located at 66 S. Double Arrow Road, within the Los Cerros Subdivision, within Sections 5 & 8 Township 16 North, Range 10 East (2-Mile EZ, District 4). **Approved 5-0**

- 4) **Finding of Fact: EZ Case # DP 97-4524 Placita de la Tierra, Phase 2.** Santa Fe Planning Group (Scott Hoefl), agent for Placita de La Tierra, applicant re requested 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 at the intersection of Camino la Tierra and Arroyo Calabasas Road within the Two Mile Extraterritorial District, Sections 7 & 8, Township 17 North, Range 9 East, Commission District 2. **Approved 5-0**
- 5) **Finding of Fact: EZ Case # VAR 07-4390 Ballew Variance.** John Ballew, applicant, Andren-Keegan Associates, LLC, agent, requested 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 10% 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). **Approved 5-0**

F) NEW 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**
- 2) **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%. 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

- 3) **EZ Case # V 08-4000 David Collins Variance.** David Collins, applicant, is requesting two variances of the Extraterritorial Zoning Ordinance, Mountain Special District standards; Section 9.8.C.5.b and Section 9.8.C.5.d (building height and number of building stories allowed). The property is located in the Landmark Area of the Mountain Special Review District at 3264 Paseo Del Monte in Hyde Park Estates within Section 9, Township 17 North, Range 10 East (2-Mile EZ, District 1). **Vicki Lucero, Case Planner**

- 4) **EZ Case # Z/DP 08-4080 Sonlit Hills Christian Fellowship.** San Marcol Gas Appliance Co. Inc., applicant, Randy Scrafford, agent, request Master Plan Zoning with Preliminary and Final Development Plan approval for a 2,840 sq. ft. church facility on 1.71 acres. The property is located at the southeast intersection of Agua Fria and Henry Lynch Road, within Section 32, Township 17 North, Range 9 East (2-Mile EZ, District 2). **Vicki Lucero, Case Planner**

G) PETITIONS FROM THE FLOOR

H) COMMUNICATION FROM THE COMMITTEE

I) MATTERS FROM THE ATTORNEY

J) MATTERS FROM THE LAND USE STAFF

K) 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).