

# SANTA FE COUNTY

## *EZC AGENDA*

REGULARLY SCHEDULED MEETING OF THE  
EXTRATERRITORIAL ZONING COMMISSION  
FOR THURSDAY SEPTEMBER 14, 2006  
AT THE HOUR OF 6:00 P.M.

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

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A) **ROLL CALL:**

B) **PLEDGE OF ALLEGIANCE:**

C) **APPROVAL OF AGENDA:**

D) **APPROVAL OF MINUTES:**

*JULY 13, 2006*

*AUGUST 16, 2006*

E) **LAND USE ITEMS:**

### **CONSENT CALENDAR:**

**A. FINDINGS OF FACT:**

- EZ Case # DL 06-4350 Mark Land Division (Approved)
- EZ Case # DL 06-4120 Talbreza Land Division (Approved)
- EZ Case # DL 06-4400 Wilder Family Transfer (Approved)
- EZ Case # DL 06-4390 Diane Barela Land Division (Approved)
- EZ Case # DL 06-4420 Romero Family Transfer (Approved)
- EZ Case # DL 06-4410 Park Land Division (Approved)

### **CONSENT:**

- 1) **EZ Case # DL 06-4520 Oscar Catano Family Transfer.** Oscar Catano, applicant, Allen Grace, agent request plat approval For Family Transfer Land Division to divide 2.56-acres into two tracts. The tracts will be known as Lot 2-A-1 (1.27 acres more or less) and Lot 2-A-2 (1.29 acres more or less). The subject property is located at 1706 San Ysidro Crossing within Section 32, Township 17 North, Range 9 East (2 Mile, EZ District 2). **Jan Daniels, Case Planner**

- 2) **EZ Case # DL 06-4560 Kenley McDowell Land Division.** Kenley McDowell, applicant, Karl Sommer, agent request a Land Division to divide 5.496 acres into two tracts. The tracts will be known as Lot 1-A (2.748 acres more or less) and Lot 1-B (2.748 acres more or less). The subject property is located at 18 Tano Alto within Section 3, Township 17 North, Range 9 East (EZ 2 Mile, District 2). **Jan Daniels, Case Planner.**

**NEW BUSINESS:**

- 1) **EZ Case # DL 06-4500 Leyba Family Transfer.** Jerry and Pauline Leyba applicants, Bernie Alarid (Alarid and Associates) agent, request plat approval for a Family Transfer Land Division to divide 2.48-acres into two lots, within the Valle Lindo Subdivision. The lots will be known as Lot 2-A (1.24-acres more or less) and Lot 2-B (1.24-acres more or less). The property is located at #7 Calle Prado, via Highway 14, within Section 25, Township 16 North, Range 8 East, (5-Mile EZ, District 5). **Jose E. Larrañaga, Case Planner.**
- 2) **EZ Case # DL 06-4510 Kinkade Family Transfer.** Jerry Kinkade applicant, Bernie Alarid (Alarid and Associates) agent, request plat approval for a Family Transfer Land Division to divide 3.269-acres into two lots, within the Carlson Subdivision. The lots will be known as Lot C-1 (2.019-acres more or less) and Lot C-2 (1.25-acres more or less). The property is located off the East Frontage Road at 29 Comanche Road, via Rattlesnake Road, within Section 34, Township 16 North, Range 8 East, (5-Mile EZ, District 5). **Jose Larranga, Case Planner.**
- 3) **EZ Case # DP 06-4450 New Cingular Wireless.** New Cingular Wireless, applicant, Janice Manley, agent, requests Preliminary and Final Development Plan approval for a new Wireless Communication Facility on 0.02 acres of leased area. The property is located in the at 195 Mutt Nelson Road in the Scenic Highway Corridor District in Section 15, Township 16 North, Range 8 East (EZ 2 Mile, District 2). **Jan Daniels, Case Planner.**
- 4) **EZ Case # DL 06-4530 Pomonis/Wicoff Land Division.** Daniel Pomonis and Denise Wikoff applicants, request plat approval of a Land Division to divide 5.0-acres into two tracts, within the Alameda Ranchettes Subdivision. The tracts will be known as Tract C-1 (2.50-acres more or less) and Tract C-2 (2.5 acres more or less). The property is located on Sloman Court, via Sloman Lane (County Road 70-A), within Section 25, Township 17 North, Range 8 East, (5-Mile EZ, District 2). **Jose E. Larrañaga, Case Planner.**

- 5) **EZ Case # V 06-4470 Josette Lucero Variance.** Josette Lucero, applicant, requests a variance of Section 5.2, Density and lot size requirements of the Extraterritorial Zoning Ordinance to allow of an existing second dwelling on the 2.5-acre. The property is located at 17 Churchill Road, via the East Frontage Road, within Section 17, Township 16 North, Range 9 East, (2-Mile EZ, District 5). **Jonathan Salazar, Case Planner.**
  
- 6) **EZ Case # V/S 03-4831 Valle Serena Subdivision Phase II.** Zena Boylan, applicant, Jim Siebert, agent, request Preliminary Plan and Plat approval of Phase II of the Valle Serena Residential Subdivision consisting of the 14 remaining lots on 50.019-acres, This request includes a variance of Section 3.5 (Road Requirements and Standards) of the Extraterritorial Subdivision Regulations (ESR) to allow a cul-de-sac exceeding 1000 feet in length. The property is located approximately one mile east of NM 14, on Vista del Monte, within Section 25, Township 16 North, Range 8 East and Section 30, Township 16 North, Range 8 East (5-Mile EZ, District 5). **Vicente Archuleta, Case Planner.**
  
- 7) **EZ Case # V/DP 06-4460 New Cingular Wireless.** New Cingular Wireless, applicant, Janice Manley, agent, requests Preliminary and Final Development Plan approval for a new Wireless Communication Facility on 0.013 of leased area. This request includes a variance of Ordinance 2001-4, Section 7.A.2 to allow a 27' cell tower to be located within the Scenic Highway Corridor Subdistrict. The property is located at 253A Rabbit Road in the Musgrave Flats Subdivision, within Section 10, Township 16 North, Range 9 East, (EZ 2 Mile District 4). **Jan Daniels, Case Planner.**
  
- 8) **EZ Case # S 06-4200 Mattsson Subdivision.** Bjorn Mattson, applicant requests Final Plat and Development Plan approval for a 16-lot residential subdivision on 40-acres. The property is located off Centaurus Ranch Rd. Northeast of Aldea Subdivision within, Section 17, Township 17 North, Range 9 East. (2 Mile EZ, 2 District). **Joe Catanach, Case Planner.**
  
- 9) **EZ Case # V 06-4570 Edward Grabowski Variance.** Edward Grabowski, applicant, Jeff Kearey, agent, request three (3) variances of Section 12.1.C (Terrain Management Performance Standards) and three (3) variances of Section 9.8.C (Mountain Special Review District Development and Design Standards) of the Extraterritorial Zoning Ordinance to allow the construction of a residence and driveway on 1.2-acres. The property is located at 59 Cloudstone Dr., which is off Old Santa Fe Trail, within Section 6, Township 16 North, Range 10 East (2-Mile EZ District 4). **Wayne Dalton, Case Planner**

- H) COMMUNICATIONS FROM THE ATTORNEY:**
- I) PETITIONS FROM THE FLOOR:**
- J) COMMUNICATION FROM THE COMMITTEE:**
- 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 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).**