

SANTA FE COUNTY

EZC AGENDA

REGULARLY SCHEDULED MEETING OF THE
EXTRATERRITORIAL ZONING COMMISSION
FOR THURSDAY DECEMBER 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

A) **ROLL CALL:**

B) **PLEDGE OF ALLEGIANCE:**

C) **APPROVAL OF AGENDA:**

D) **APPROVAL OF MINUTES:**

SEPTEMBER 14, 2006

OCTOBER 12, 2006

NOVEMBER 9, 2006

E) **LAND USE ITEMS:**

CONSENT CALENDAR:

A) **FINDINGS OF FACT:**

EZ Case No. DL 06-4100 Orlando and Thelma R. Lopez Family Transfer (Approved)

EZ Case No. DL 05-4480 C De Baca Land Division (Approved)

EZ Case No. DL 06-4620 Toth Land Division (Approved)

EZ Case No. DL 06-4271 Fernandez Land Division (Approved)

EZ Case No. DL 06-4610 Boylan Land Division (Approved)

B) **CONSENT:**

- 1) **EZ Case# DL 06-4630 C de Baca / Maez Land Division.** Paul C de Baca and Anne Maez, applicants, request plat approval of a Land Division to divide 1.25-acres into two Lots. The Lots will be known as Lot 1B-1A (0.625-acres more or less) and Lot 1B-1B (0.625 acres more or less). The property is located at 4109 Miles Lane, via Governor Miles Road, within Section 9, Township 16 North, Range 9 East, (2-Mile EZ, District 5). **Jose E. Larrañaga, Case Planner**

- 2) **EZ Case # DL 06-4640 Don Gonzalez Family Transfer.** Don Gonzalez, applicant, request plat approval to divide 2.5 acres into two tracts for the purpose of a Family Transfer. The tracts will be known as Lot 1-B1 (1.251 acres more or less) and Lot 1-B2 (1.251 acres more or less). The property is located at 7 Cottontail Lane, Via Mutt Nelson Road, within Section 24, Township 16 North, Range 8 East, (2 Mile EZ, District 3). **Jose E. Larrañaga, Case Planner**

- 3) **EZ Case # PCLA 06-4660 Hillary Riggs Lot Line Adjustment** Hillary Riggs, applicant, Paul Armijo, agent, requests plat approval to adjust the property line between Tract 2 and Tract 3 of the Los Cerros Negros Subdivision located within the Mountain Special Review District. The property is located at 22-B Stacy Road within Section 28, Township 16 North, Range 10, East, (2 Mile EZ, District 4). **Jose E. Larrañaga, Case Planner**

- 4) **EZ Case # DL 06-4650 Werner Land Division.** John Werner, applicant, Rick Chatroop, agent request plat approval to divide 5.14 acres into two tracts. The Tracts will be known as Lot 1-A (2.54 acres more or less) and Lot 1-B (2.56 acres more or less). The property is located at 10 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**

OLD BUSINESS:

- 1) Request a recommendation to the Extraterritorial Zoning Authority for an ordinance amending Ordinance 1997- 4, The Santa Fe Extraterritorial Zoning Ordinance, as amended, to add a new Section 9.10, Tres Arroyos Del Poniente Special Review District (TAP) and to amend Section 2, Definitions (Judy McGowan)

NEW BUSINESS:

- 1) **EZ Case # Z 05-4360 Southwestern College** Southwestern College (Alex Ross), applicant, Lloyd and Associates, agent, request Preliminary and Final Development Plan approval for expansion of an existing college. The subject property is located at 3960 ABC San Felipe Road within Section 12, Township 16 North, Range 8 East NMPM, Santa Fe County (2-Mile EZ District 3). **Vicente Archuleta, Case Planner**

- 2) **EZ Case # S 06-4540 Gray-Hall LLC, Joya de Hondo Subdivision.** Gray-Hall LLC, (Damion Terrell, President), applicant, Jennifer Jenkins, agent, request Preliminary and Final Development Plan and Plat approval for a 14-lot residential subdivision on 43.8-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 to exceed 1000 feet in length. The property is located within the Community College District off County Road 69A on Old Galisteo Way, within Section 15, Township 16 North, Range 9 East (2-Mile EZ District 4). **Shelley Cobau, Case Planner**

- 3) **EZ Case # V/S 03-4832 Valle Serena Subdivision Phase II.** Zena Boylan, applicant and Jim Siebert, agent request Final Development Plan and Plat approval of Phase II of the Valle Serena Residential Subdivision consisting of the 14 remaining lots on 50.019-acres and 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, NMPM, Santa Fe County (5-Mile EZ, District 5). **Vicente Archuleta, Case Planner**

- 4) **EZC Case # V/DP 06-4600 PNM Mejia 14.** Public Service Company of New Mexico, applicant, Laurie Moyer, agent, request Development Plan approval (Mejia 14 Feeder) to allow seven thousand four hundred (7400) feet of a new three-phase overhead electrical distribution line to provide a connection between an existing overhead three phase line and an existing underground three phase line. The line is proposed to extend from Camino Entrada northward to Avenida Aldea along the NM599 frontage road. This request includes a variance of Section 11.12 (Utilities) of the Extraterritorial Zoning Ordinance to allow overhead utilities and a variance of Section 11.5 (Height Restrictions) of the Extraterritorial Zoning Ordinance to allow electric line poles to exceed 24-feet in height. The property is located along NM599 within Sections 20, 29 and 30, Township 17 North, Range 9 East (2-mile EZ District 2). **Shelley Cobau, Case Planner**

- 5) **EZ Case # S 02-4494 Las Cordilleras Subdivision Phase III.** Kaloko Land Corporation, (Lynn Fowler), applicant, Jim Siebert, agent, request Final Development Plan and Plat approval for Phase III of the Las Cordilleras Subdivision (formerly Mountain Vista) which, will consist of 5-lots on 22.136-acres. The property is located one-half mile north of Lluvia de Oro and west of Paseo de Agula, within Section 4, Township 17 North, Range 9 East, NMPM, Santa Fe County (2-Mile EZ, District 2). **Vicente Archuleta, Case Planner**

- 6) **EZ Case DP 97-4524 Placitas De La Tierra, Phase 2** Santa Fe Planning Group, Inc.(Scott Hoeft), Agent For Town Center, LLC (John Fox), Applicant Is Requesting Preliminary 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 Of Camino La Tierra And Arroyo Calabazas Road Within The Two Mile Extraterritorial District, Sections 7 & 8, Township 17 North, Range 9 East. (Commission District 2) **Joe Catanach, Staff Planner**

- 7) **EZ Case # S 06-4311 Ponderado Subdivision Phase II** Linda Tigges, agent for Ponderado Subdivision (Ted Wegner and Judy Ross), 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), NMPM, Santa Fe County. **Vicente Archuleta, Case Planner**
- 8) **EZ Case S 02-4462 Komis Business Park.** Santa Fe Planning Group, Inc. (Scott Hoeft), Agent For The Komis Land Company (Peter Komis), Applicant Is Requesting An Extension Of The Preliminary Plat/Development Plan Approval Previously Granted For A Commercial Subdivision Consisting Of 18 Lots On 58.7 Acres In Accordance With The Approved Master Plan. The Property Is Located Off The I-25 And State Road 599 Interchange Within The Five Mile Extraterritorial District, Section 23, Township 16 North, Range 8 East. (Commission District 3) **Joe Catanach, Staff Planner**
- 9) **EZ Case # DP 04-4452 Oshara Village Phase I Commercial.** Oshara Village LLC., (Alan Hoffman) applicant, Lorn Tryk, agent, request Preliminary and Final Development Plan approval for the commercial development of lots 3,4, and 5 of Phase I of the Oshara Village, which will consist of 64,984 sq. ft. of commercial space (retail, office and restaurant use) and 9,217 sq. ft. of residential space on a total of 1.2 acres. The property is located along Richards Avenue south of Interstate 25, in the Community College District, within Section 16, Township 16 North, Range 9 East. **Vicki Lucero, 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).