

SANTA FE COUNTY

AMENDED CDRC AGENDA

REGULARLY SCHEDULED MEETING OF THE
COUNTY DEVELOPMENT REVIEW COMMITTEE
THURSDAY, JUNE 18, 2009
AT THE HOUR OF 4pm

SANTA FE COUNTY COMMISSION
CHAMBERS, OLD SANTA FE
COUNTY COURTHOUSE
SANTA FE, NEW MEXICO

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

May 21, 2009

V. CONSENT

VI. OLD BUSINESS:

- 1) **CDRC Case # V 09-5090 Roibal Variance.** Gerald and Carolyn Roibal, Applicants', request a variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to allow a Land division of 5.11 acres into two lots. The property is located at 101B South Fork Road, within Section 31, Township 15 North, Range 9 East, (Commission District 5). **Jose E. Larrañaga, Case Manager**

VII. NEW BUSINESS:

- 1) **CDRC Case # Var 09-5160 Hume Variance.** Dwight Hume, Applicant, requests a variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to allow a Family Transfer Land Division of 5.00 acres into two lots. The property is located at 48 Apache Plume Road, within Section 29, Township 16 North, Range 10 East, (Commission District 4). **John Lovato, Case Manager**
- 2) **CDRC Case # V 09-5060 Zia Credit Union.** Zia Credit Union, Applicant, Jeffery White, agent, request a variance of Article III, Section 4.4.3a (Driveway Access), a variance of Article III, Section 4.4.3c (Parking Lot Location) of the Santa Fe County Land Development Code and a variance of Ordinance No. 2008-5 (Pojoaque Valley Traditional Community District), Section 12.5 (Density and Dimensional Standards). The property is designated as a Traditional Mixed Use Sub-District under Ordinance No. 2008-5. The property is located at #1 Luz De Amado, within Section 17, Township 19 North, Range 9 East, (Commission District 1). **Jose E. Larrañaga, Case Manager**
- 3) **CDRC Case # MP/DP 09-5120 Verizon Wireless Telecommunication Facility.** Verizon Wireless, Applicant, Scott Dunham, agent, request Master Plan Zoning/Preliminary and Final Development Plan approval for a 36 foot monopole and a 288 square foot equipment shelter on a 1,050 square foot leased site within a 5,000 acre parcel. The property is located west of U.S. Highway 285, 16 miles north of Clines Corners and I-40 within Section 32, Township 12 North, Range 11 East, (Commission District 3). **Jose E. Larrañaga, Case Manager**

- 4) **CDRC Case # VAR 09-5200 Romero Variance.** Helen Romero, Applicant, request a variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to allow a Family Transfer Land Division of 0.54 acres into two lots. The property is located at 2271 Entrada Fabian, within Section 31, Township 17 North, Range 9 East, (Commission District 2). **John Lovato, Case Manager**

- 5) **CDRC Case # VAR 09-5110 Ortega Variance.** Rigoberto and Gildardo Ortega, Applicant's, request a variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to allow two dwellings on 2.50 acres. The property is located at 8 East Sunset Trail, within Section 24, Township 15 North, Range 8 East, (Commission District 5). **John Lovato, Case Manager**

- 6) **CDRC Case # APP 08-3179 Saddleback Ranch Estates, LLC, Appeal.** Michael Skladany, (Owner), Sommer, Karnes & Associates, Agent, request an appeal of the Land Use Administrator's decision to deny administrative application 08-3179 (lot line adjustment for 39 lots, subsequently amended to 29 lots, on 3129.495 acres). The project is located on County Road 41 within Section 13, 23, 25, & 26 of Township 14 North, Range 9 East and Sections 7, 8, 9, 16, 17, 18, 19, 20, 21, and 29 Township 14 North, Range 10 East, near the Villages of Galisteo and Lamy, Santa Fe County (Commission District 3) **Shelley Cobau, Case Manager (TABLED)**

- 7) **CDRC Case # S 06-5031 Village at Galisteo Basin Preserve Preliminary Plat Phase I.** Commonweal Conservancy Inc., applicant, Ted Harrison, agent, request Preliminary Plat and Development Plan approval for Phase I of the Village at Galisteo Basin Preserve which will consist of 131 single family residential lots and 3 multi-family residential lots for a total of 149 residential units, and 5 non-residential lots within a 60 acre development envelope within an overall 10,000+acre area. The request also includes the following variances of the County Land Development Code: 1) To allow driveway locations to be closer than 100 feet from intersections; 2) To allow slopes of up to 5% within 50 feet of an intersection rather than required 3% or less within 100 feet of an intersection; 3) To allow driving lanes for Minor Arterial roads and Local Sub-Collector roads to be reduced to a width of less than 12 feet; 4) To reduce the required R-O-W width from 50 feet to 32 feet for Local Sub-collector Roads and 25 feet for Local Lane roadways; 5) To allow a cul-de-sac length of 900 feet; 6) To allow commercial and residential building heights of up to 30 feet in certain areas. The property is located south of Eldorado, west off of US 285, within Sections 1, 3-5, 7-15, 17, 20-24, and 27 within Township 14 North, Range 9 East; Sections 5-7, and 18 within Township 14 North, Range 10 East; Sections 25 and 34-36, within Township 15 North, Range 9 East; and Sections 30 and 31, within Township 15 North, Range 10 East (Commission District 3). **Vicki Lucero, Case Manager**

VIII. PETITIONS FROM THE FLOOR

IX. COMMUNICATION FROM THE COMMITTEE

X. COMMUNICATIONS FROM THE ATTORNEY

XI. MATTERS FROM LAND USE STAFF

- 1) **Next Meeting on July 16, 2009**

XII. ADJOURNMENT

PUBLIC NOTICE

The County of Santa Fe makes every effort to assure that its meetings and programs are accessible by the physically challenged. Physically challenged individuals should contact the Land Use Department three working days prior to the hearing to discuss any special needs of the physically challenged individual (e.g., interpreters for the deaf or sight impaired.)