

Joe Chavez, Chair  
Connie Chavez, Vice Chair



Johnny Pena, Member  
James Collie, Member  
Ivonne Nelson, Member  
Joelle Hertel, Member  
Bret A. Blanchard, Member

Enrico Gradi: Planning Director

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## County Planning Commission (CPC)

Tuesday, July 10, 2018 @ 9:00 AM

VINCENT E. GRIEGO CHAMBERS

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### 1. CALL TO ORDER

### 2. ADDITIONS AND/OR CHANGES TO THE AGENDA

### 3. APPROVAL OF THE JUNE 6, 2018 COUNTY PLANNING COMMISSION MINUTES.

County Planning Commission

Approval of the draft County Planning Commission Minutes.

ATTACHMENTS:

- CPC 6-6-2018 Minutes (PDF)

### DEFERRAL/CONTINUANCE

CZ2017-0011

Approval

This is a request for a zone map amendment from C-1/M-1 to SD-WC-CLI zoning on an approximately 4.9 acre parcel located at 12401 Central Ave. NW, legally described as Lot 101, Atrisco Grant, ROW 1, Unit A. The property is located within the Reserve Area, as designated in the Comprehensive Plan, within the boundaries of the West Side Strategic Plan and within the West Central Sector Development Plan.

ATTACHMENTS:

- CZ2017-0011\_Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Zone Atlas Page Ortho Photos (PDF)
- Attachment 3 Previous NOD (PDF)
- Attachment 4 Notice of Violation(PDF)

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**PRELIMINARY PLAT**

SC2017-0004

**Approval of Preliminary Plat**

Request for Preliminary Plat. Isaacson and Arfman, P.A., agent for Sun Valley Systems, Inc. c/o Steve Seligman, is proposing to create an eight (8) lot subdivision of Tract A, Plat Of Tract "A" Sandia Heights South, Unit 16, Section 23, T11N, R4E, located at 12705 San Rafael Ave. NE, zoned A-1 with a Special Use Permit, containing approximately 1.43 acres. (D-23)

**NEW REQUESTS**

CZ2018-0007

**Approval**

This is a request for a zone map amendment from C-LI to SD WC-CLI zoning on two 5 acre parcels located at 10705 Central Ave. SW. This property is located within the West Central Corridor, regulated by the West Central Sector Development Plan.

**ATTACHMENTS:**

- CZ2018-0007\_Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Zone Atlas Page Aerial Photos(PDF)

CZ2018-0008

**Denial**

The applicant is requesting approval of a zone map amendment from A-1 to R-1 on a property located at 2162 Luchetti Rd. SW, zoned A-1 and containing approximately 1.7 acres. The applicant wishes to subdivide the property.

The site is located in the Rural Area as designated in the Albuquerque/Bernalillo County Comprehensive Plan and in Residential Area Two (2) of the Southwest Area Plan.

**ATTACHMENTS:**

- CZ2018-0008\_Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Land Use Map Aerial Photos (PDF)
- Attachment 3 Additional Justification (PDF)
- Letter of Support (PDF)
- Letter of Opposition (PDF)

CSU2018-0014

**Approval**

This request is for an SUP for the Specific Use for Manufacturing of Electronic Devices and Instruments and a residence on a 0.61-acre property located on the north side of El Pueblo Rd. between Edith Blvd. and Second St., and within the Rural Area of the Comprehensive Plan and the North Valley Area Plan. The request is to renew a previously approved Special Use Permit for another ten years.

**ATTACHMENTS:**

- CSU2018-0014\_Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Zone Atlas Page Ortho Photos (PDF)
- Attachment 3 Previous Special Use Documents (PDF)

- Attachment 4 Petition of Support (PDF)
- Attachment 5 Updated Letter or Justification and Correspondence (PDF)
- CSU2018-0014\_Site Plan (PDF)

### CSU2018-0016

#### Deferral (with consideration)

The applicant requests approval of a Special Use Permit for the Specific R-2 Use of Multiple Single Family Dwellings (two) on One Lot, legally described as Lot 9, Englebrecht Subdivision, located at 301 Wayne Road NW, zoned R-1 and containing approximately .574 acres. The subject property is located within the Comprehensive Plan's Rural Area and within the North Valley Area Plan's Second and Fourth Streets Sub-Area. The second dwelling seems to have existed since the 1990's. The applicant provided a petition signed by two neighbors within 200' of the subject property. This indicates some neighborhood support but not "substantial" neighborhood support.

#### ATTACHMENTS:

- CSU2018-0016\_Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Zone Atlas Page Ortho Maps Photos (PDF)
- Attachment 3 Petition of Support and Map (PDF)
- CSU2018-0016\_Site Plan (PDF)

#### NOTICE TO PEOPLE WITH DISABILITIES:

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter or any form of auxiliary aid or service to attend or participate in the hearing(s) or meeting(s), please contact the Commission Administrator at (505) 468-7083 or TDD (505) 468-7088 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the County Manager's Office at either of the above numbers if a summary or other type of accessible format is needed.