

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)**

**Wednesday, February 5, 2020 @ 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 JANUARY 8, 2020 COUNTY PLANNING COMMISSION MINUTES.**

County Planning Commission Minutes

Approval of the draft County Planning Commission Minutes for January 8, 2020 hearing.

ATTACHMENTS:

- CPC 1-8-2020 Minutes (PDF)

**DEFERRALS**

**4. CSU2019-0016**

CSU2019-0016

Approval

The applicant seeks a Special Use Permit for a specific use for an event venue to accommodate weddings and other large gatherings in indoor and outdoor spaces, including overnight lodging at six cabins, as well as a single family residence. This request was deferred at the 12/04/2019 hearing.

ATTACHMENTS:

- CSU2019-0016 Staff Report (PDF)
- Attachment 1 - Application (PDF)
- Attachment 2 - Zone Atlas Photos (PDF)
- Attachment 3 - Applicant Response to Comments (PDF)
- Attachment 4 - Application Resubmittal (PDF)

- Attachment 5 - Letter of Support (PDF)
- Attachment 6 - Letters of Opposition (PDF)
- Attachment 7 - Site Distance Analysis Letter(PDF)
- Attachment 8 - Staff Comments on Traffic Study Requirements (PDF)
- Attachment 9 - Excerpted NM Liquor Laws (PDF)
- Attachment 10 - Site Plan Resubmittal (PDF)

## NEW REQUESTS

### 5. BA2020-0001/PWDN2019-0075

BA2020-0001/PWDN2019-0075

#### Denial

This is an appeal of the approved grading and drainage plan (PWDN2019-0075) for Lot 10 Sandia Heights Addition subdivision. The Public Works Division approved the grading and drainage plan on September 30, 2019 and approved a revision on November 12, 2019. The Appellant appealed the approved grading and drainage plan on October 15, 2019. The case was initially scheduled to be heard at the December meeting, however per the Appellants request, the case was deferred for 60 days. The Appellant than provided additional information on January 17, 2020 (attachment #9).

#### ATTACHMENTS:

- BA2020-0001 PWDN2019-75 Staff Report (PDF)
- Attachment 1 Sandia Heights Ortho (PDF)
- Attachment 2, 3 and 4 Appeal Ltr - Addendum A - Structural Report (PDF)
- Attachment 5A 10 Sandia Grading Drainage Oct 31 2019 (PDF)
- Attachment 5B 10 Sandia Grading Drainage Sep 25 2019 (PDF)
- Attachment 6 PW Grading Drainage Plan Comments (PDF)
- Attachment 7 Encroachment Agreement for Lot 9 (PDF)
- Attachment 8 Access Easement for Lot 10 (PDF)
- Attachment 9 Appeal Letter January 17, 2020 & High Mesa Consultant Report (PDF)

### 6. CZ2020-0002

CZ2020-0002

#### Approval

The applicant is requesting approval of a zone change from A-1 to SD-WC-CLI for one parcel of approximately 5.0 acres located at 13525 I-40 West Frontage Road. The site is zoned A-1. The subject site is located in the Reserve Area of the Comprehensive Plan and within the West Central Avenue Sector Development Plan. The site is currently used for truck and vehicle storage.

#### ATTACHMENTS:

- CZ2020-0002 Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 ZoneAtlasPhotos (PDF)
- Attachment 3 Photos (PDF)
- Attachment 4 Supplemental response to Resolution 116-86 (PDF)
- Attachment 5 Letter from Adjacent Property Owner (PDF)

**7. CZ2020-0003**

CZ2020-0003

## Approval

The applicant is requesting a map amendment for properties zoned R-1 and R-1 (with a Special Use Permit) to C-1 and C-1 (with a Special Use Permit CSU2013-0012). The request is part of an effort to consolidate the zoning and lots of the El Pinto operations on 4<sup>th</sup> St.

## ATTACHMENTS:

- CZ2020-0003\_Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Zoning Map, Aerial Photo and Photos (PDF)

**8. CSU2020-0001**

CSU2020-0001

## Approval

The applicant is requesting a Special Use Permit for the Specific R-2 Use of apartment, the Specific O-1 Use of lodging house/single family dwelling, the Specific C-2 uses of restaurant with a full service liquor license and amusement enterprise (event center), the Specific C-LI use of processing and warehousing of food products, and a watchman/caretaker's residence. These uses currently exist under CSU-20013-0012. The request proposes to add two lots to the Special Use Permit, on the northwest portion of the development.

## ATTACHMENTS:

- CSU2020-0001 Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Land Use and Zoning Maps (PDF)
- Attachment 3 Additional Staff Comments (PDF)
- Attachment 4 Existing Special Use Permit Notice of Decision (PDF)
- Attachment 5 Petition of Support (PDF)
- CSU2020-0001\_Site Plan (PDF)

**OTHER MATTERS**

## 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.