



**AGENDA**  
Village of Los Ranchos  
Planning and Zoning Commission  
REGULAR MEETING  
7:00 p.m.  
August 9, 2016

Attorney  
Bill Chappell

Planning Staff  
Kelly Ward, Administrator  
Tim McDonough, Director Planning & Zoning

Planning & Zoning Commission  
Joe Brawley, Chair  
Jeff Phillips, Vice Chair  
Tim Tourville, Secretary  
Debra Colman  
Joe Craig  
Lynn Eby  
Tom Riccobene

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**1. CALL TO ORDER**

- A. Roll Call-Chairman
- B. Approval of Agenda

**2. PUBLIC COMMENT PERIOD**

Residents may address the Planning and Zoning Commission to comment on issues, problems, or successes on **topics that do not appear elsewhere on the agenda.** Audience members will be given an opportunity to comment on agenda items as they come up. **Speakers must register with Village Staff prior to the beginning of the meeting.**

**3. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Approval of minutes – July 12, 2016 meeting.

#### **4. PUBLIC HEARINGS AND APPLICATIONS**

**Item 4-A. SDP-16-01** A request by Peterson Properties & JMD Partnership for a Sketch Site Development Plan approval for new commercial development in the Village Center Zone of the Fourth Street Commercial Character Area. The property is located at 6561 Fourth St. NW and is legally known as Tract 41 G, Middle Rio Grande Conservancy District Property Map No. Map 29, within the Ellena Gallegos Grant in Projected Sections 28 and 29, T11N, R3E, N.M.P.M., Village of Los Ranchos de Albuquerque, Bernalillo County, New Mexico, the same as being designated in a Warranty Deed filed May 31, 1952 as Document Number 85109, records of Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid bearings (Central Zone – NAD27) and Ground Distances. The Property contains 0.9317 acres more or less.

**Item 4-B. SDP-16-02** A request by Christine Rodriguez for a Sketch Site Development Plan approval for new commercial development in the Gateway District Zone of the Fourth Street Commercial Character Area. The property is located at 8312 and 8318 4<sup>th</sup> Street NW and is legally known as Plat of Lots A-1 and A-2, Villa Christina, bring a replat of Tract "A" Paraiso Escondido within the Town of Alameda Grant, Projected Section 16, T11N, R3E, N.M.P.M., Village of Los Ranchos de Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the Plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 24, 2010. The property contains 1.1939 acres more or less.

**Item 4-C V-16-03,04, & 05** A request by Abel and Lucille Garcia for Variances from §9.2.7(E)(5) AREA REQUIREMENTS in the A-1 Zone of the Village West Character Area. The property is located at 795 Ranchitos Rd. NW and is legally known as Corrected Plat of Tract A Rancho Esperanza within Section 20, T.11N., R.3E., N.M.P.M. Village of Los Ranchos de Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico filed on October 13, 2015. The property contains 1.1127 acres more or less. The Variances requested are:

- A. **V-16-03** A request for a Variance from §9.2.7(E)(1) the minimum lot area shall be one (1) acre (43,560 square feet); to allow a division of one lot into two lots, one 0.43 ac (18,800 SF) lot and one 0.68 ac (29,699 SF) lot in the A-1 Zone of the North Rio Grande Character Area.
- B. **V-16-04** A request for a Variance from §9.2.7(E)(2)(a)(1) the front setback shall be twenty-five (25) feet; to allow for a 20 foot front setback on each of two (2) lots in the A-1 Zone of the North Rio Grande Character Area.
- C. **V-16-05** A request for a Variance from §9.2.7(E)(2)(a)(3) the rear setback shall be twenty-five (25) feet; to allow for a 15 foot rear setback on each of two (2) lots in the A-1 Zone of the North Rio Grande Character Area.

#### **5. OLD BUSINESS**

- A. Discussion and recommendation on text changes for §9.2.14 VC Village Center Zone

#### **6. NEW BUSINESS-None**

7. **REPORTS**

A. Planning Department Report

8. **COMMISSIONER'S INFORMAL DISCUSSION**

9. **ADJOURNMENT**

A COPY OF THE AGENDA MAY BE OBTAINED AT THE VILLAGE OFFICE, 6718 RIO GRANDE BLVD. NW, DURING REGULAR BUSINESS HOURS OF 8:00 AM – 5:00 PM. THE PLANNING DEPARTMENT HOURS ARE FROM 8:00 AM TO NOON, AND BY APPOINTMENT FROM NOON UNTIL 5:00 PM.

**THE NEXT REGULAR MEETING WILL BE HELD TUESDAY SEPTEMBER 13, 2016**

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at 505-344-6582 at least one week prior to the meeting or as soon as possible.

I certify that notice of the Public Meeting has been given in compliance with the Open Meetings Act, Section 10-15-1 through 10-15-4 NMSA 1978 and Open Meetings Resolution 2016-1-P&Z.

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Tim McDonough, Director Planning and Zoning

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Date