



AGENDA
Village of Los Ranchos
Planning and Zoning Commission
REGULAR MEETING
7:00 p.m.
October 9, 2018

Planning Staff

Tim McDonough, Planning Director
Marcy Bissell, Scribe

Administrator
Kelly Ward

Attorney
Bill Chappell

Planning & Zoning
Commission

Joe Brawley, Chair
Jeff Phillips, Vice Chair
Tom Riccobene, Secretary
Lynn Eby
Sandra Pacheco
Al Park
Drew Seavey

1. CALL TO ORDER

- A. Roll Call
- 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.** 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, Stephanie Dominguez one week prior to the meeting or as soon as possible.

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**—September 11, 2018 regular meeting.

4. PUBLIC HEARINGS AND APPLICATIONS

A. V-18-04 A request for a Variance from §9.2.7(H) Fences and Walls in the A-1 Zone of the North Rio Grande Character Area. The property is located at 7634 Rio Grande Blvd.. NW and is legally known as Lot A of Lots A & B of Alfredo Garcia. The property contains 1.0 acres, more or less, or 43,560 square feet. §9.2.7(H) Fences and Walls (3) states: No solid wall or fence located within the front setback area shall be more than four (4) feet in height. Open fencing may be placed upon the four foot solid wall to a maximum height of six (6) feet. The owner has constructed two solid gates in the front setback area that exceed 4 feet, and is proposing to construct a third matching gate.

B. V-18-05 A request for a Variance from §9.2.7(E) Area Regulations in the A-1 Zone of the North Rio Grande Character Area. The property is located at 8528 Rio Grande Blvd. NW and is legally known as MRGCD Map No. 28, Tract 24-A The property contains 1.2181 acres, more or less. §9.2.7(E) Area Requirements states: These regulations apply to all A-1 zoned properties in the Village.

(1) The minimum lot area shall be one (1) acre (43,560 square feet). The minimum lot width shall be seventy-five (75) feet.

(2) Setback limits apply to all buildings and structures, including swimming pools.

(a) Except as provided in §9.2.7(E)(3), (G)(4)(a) and (H) of this Section, the setbacks from the property line to the nearest structure shall be as follows:

1. Front setback shall be: twenty-five (25) feet.

2. Side setback shall be: fifteen (15) feet.

The applicant wishes to construct a new pitched roof on an existing building. The building is legally non-conforming as the setback requirements have changed since its construction. The pitched roof would increase the non-conformance due to the roof eaves.

5. OLD BUSINESS

A. Discussion of the 2030 Master Plan process

B. Discussion of Priorities for 2018

6. NEW BUSINESS

There is no New Business

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 NOVEMBER 13, 2018

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 2018-1-P&Z.

Tim McDonough, Planning Director

Date