



Planning & Zoning Commission  
of the  
Village of Los Ranchos de Albuquerque

**AGENDA**

**February 11, 2020 Regular Meeting  
7:00 p.m. Warren J. Gray Hall**

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**Commission:**

Chairman Jeff Phillips  
Vice Chair --  
Secretary Lynn Eby  
Commissioner Al Park  
Commissioner Gil Benavides  
Commissioner Drew Seavey  
Commissioner Dan Gay

**Staff:**

Tiffany Justice – Planning & Zoning Director  
Jennifer Schilling – Administrative Assistant  
Nann Winter – Village Attorney

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**1. CALL TO ORDER**

- A. Roll Call
- B. Approval of the 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 the minutes** – January 14, 2020 regular meeting.

**4. PUBLIC HEARINGS & APPLICATIONS**

- A. **HO B&B Permit #546** A request by Jesse Kalapa, Zhenya Novareign, Jill Logan, and Larry Garcia for a Bed and Breakfast Permit as required by §9.2.25(E)(1) in the A-1 Zone of the Guadalupe Trail Character Area. The property is located at 723 Chavez Rd NW and is legally known as Lot B Plat of Land of Clifford B. Wood, within the Village of Los Ranchos, Bernalillo County, New Mexico as the same is shown on the plat thereof recorded in the records of the Bernalillo County Clerk, New Mexico on August 29, 1984. The property contains 2.0505 acres more or less.
- B. **V 20-02** A request by Daniel Chavez and Art Villescas for a Variance from §9.2.14(C) “Auto-oriented Uses: Trailer or recreational vehicle sales or service is a prohibited use” to allow for the sale and service of recreational vehicles (boats) in the VC Zone in the Fourth Street Character Area. The property is located at 6714 Fourth Street NW and is legally known as certain tracts of land known and described

as Tract 27A and Tract 29 as shown on Map No. 29 of the Middle Rio Grande Conservancy District, located within Section 16, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico. The property contains 1.49 acres more or less.

- C. **ZMA 20-01** A request by Doug and Valerie Velhagen for a Zone Map Amendment to change A-1 zoning to C-1 zoning as allowed by §9.2.25(E)(8), for a property in the A-1 Zone with a Special Use Permit for a commercial building in the Fourth Street Character Area. The property is located at 320 Roehl Rd NW and is legally known as certain tracts of land known and described as Tract 165A2A and Tract 165B1B1 as shown on Map No. 27 of the Middle Rio Grande Conservancy District, located within Section 16, T. 11 N., R. 3 E., N.M.P.M., as projected into the Alameda Grant, Bernalillo County, New Mexico. The property contains 0.51 acres more or less.
- D. **V 20-03** A request by Daniel and Carmelita Pallares for a Variance from §9.2.12(E)(3)(b) "The square footage of the second floor of condominiums and townhouse common wall units shall be limited to a total of sixty percent (60%) of the square footage of the first-floor Enclosed Area, as defined by §9.2.3(B)" to allow for the second floor square footage to be approximately 80% of the first floor square footage for a property in the C-1 Zone in the Fourth Street Character Area. The property is located at 320 Roehl Rd NW and is legally known as certain tracts of land known and described as Tract 165A2A and Tract 165B1B1 as shown on Map No. 27 of the Middle Rio Grande Conservancy District, located within Section 16, T. 11 N., R. 3 E., N.M.P.M., as projected into the Alameda Grant, Bernalillo County, New Mexico. The property contains 0.51 acres more or less.

5. **OLD BUSINESS**

*There is no Old Business*

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 MARCH 10, 2020**

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 2019-1-P&Z.

  
Tiffany Justice, Director Planning and Zoning

January 17, 2020  
Date