



November 13, 2013

Agenda

5:00 P.M. Public Hearing
Valencia County Commission
Chambers
444 Luna Avenue
Los Lunas, NM 87031

Board of County Commissioners

Charles D. Eaton, Chair	District IV
Alicia Aguilar, Vice-Chair	District II
Mary Andersen	District I
Lawrence R. Romero	District III
Jhonathan Aragon	District V

Please Silence all Electronic Devices

- 1) Call Meeting to Order
- 2) Pledge of Allegiance
- 3) Approval of Agenda

A handwritten signature in black ink, likely of Charles D. Eaton, the Chair of the Board of County Commissioners.

PUBLIC HEARING ITEM(S)

- 4) Request for a Zone Change from Rural Residential- 2 (RR-2) to Community Commercial (C-2)
Jacobo Martinez

PUBLIC COMMENT

Please sign up on the sheet located just outside the Commission Chambers. The Board will allow each member of the public wishing to address the Board a full and complete opportunity to address the Commission.

NEXT COMMISSION MEETING

- November 20, 2013 – 5:00 P.M. Business Meeting
Valencia County Commission Chambers, 444 Luna Ave., Los Lunas, NM 87031

ADJOURN

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 Valencia County Manager's Office at the Valencia County Courthouse, Los Lunas, New Mexico, (505) 866-2014 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 Valencia County Manager's Office at the old Valencia County Courthouse if a summary or other type of accessible format is needed.



**Valencia County
Planning and Zoning Commission**

Agenda Request Form

MEETING DATE: September 25, 2013

Request Title: Request for a Zone Change from Rural Residential- 2 (RR-2) to Community Commercial (C-2) (James H. Johnson-Represented by Leroy J. Chavez, Agent.) Application # ZC 2013205

Legal Description: T6N, R1E, Section 36, NMPM; Map 92; Lands of Roy Lemons; Tract 4; Zoned RR-2; Filed in Book 321, Page 8,685 of the office of the Valencia County Clerk.

Request Description: Request for Zone Change to Community Commercial (C-2)

Background: Packets were handed out for department reviews on September 1, 2013. There were no outstanding issues.

Analysis: Mr. Johnson is asking for a zone change in order to have an indoor recreational facility. The land surrounding the subject property to the east is zoned C-1. The property and other properties surrounding the subject property are RR-2 zones with a couple of C-2 scattered.

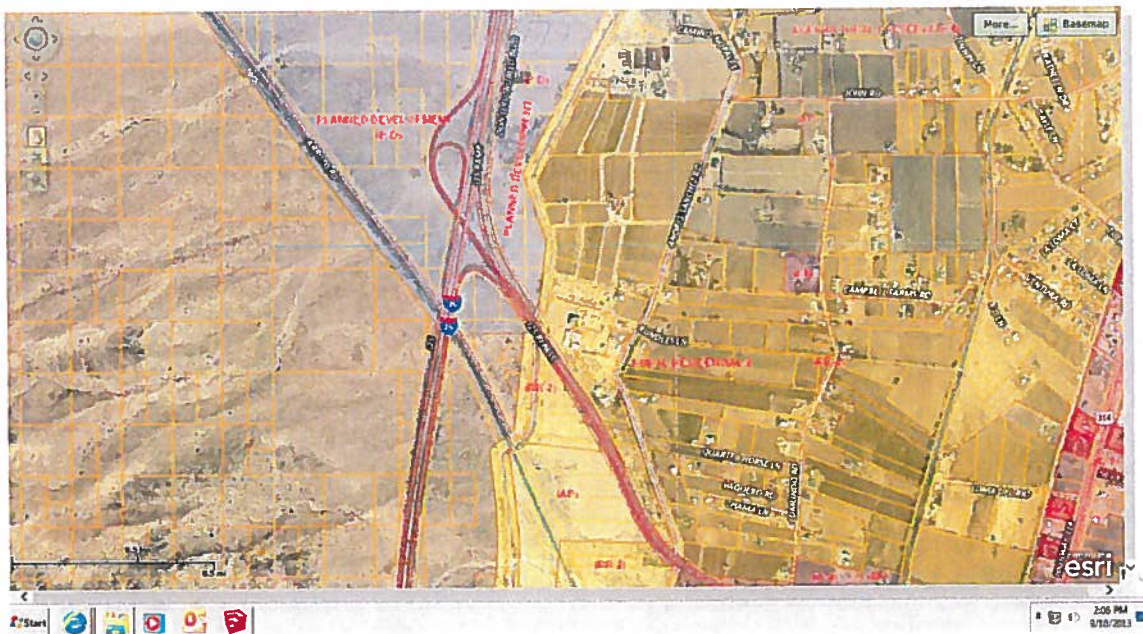
Planning and Zoning has found that this site has been utilized as a commercial business previously. The previous owner provided customized cabinetry from at least the year 2000 till 2011. Because the use has not been continuous for more than 6 months, we cannot provide the owner with a non-conforming use and a zone change must be completed before a business license can be issued for a commercial use. The site is located off of a main artery and can be found in an activity center as defined by the 2005 Comprehensive Plan.



Valencia County Planning and Zoning Commission

Agenda Request Form

MEETING DATE: September 25, 2013





Valencia County Planning and Zoning Commission

Agenda Request Form

MEETING DATE: September 25, 2013

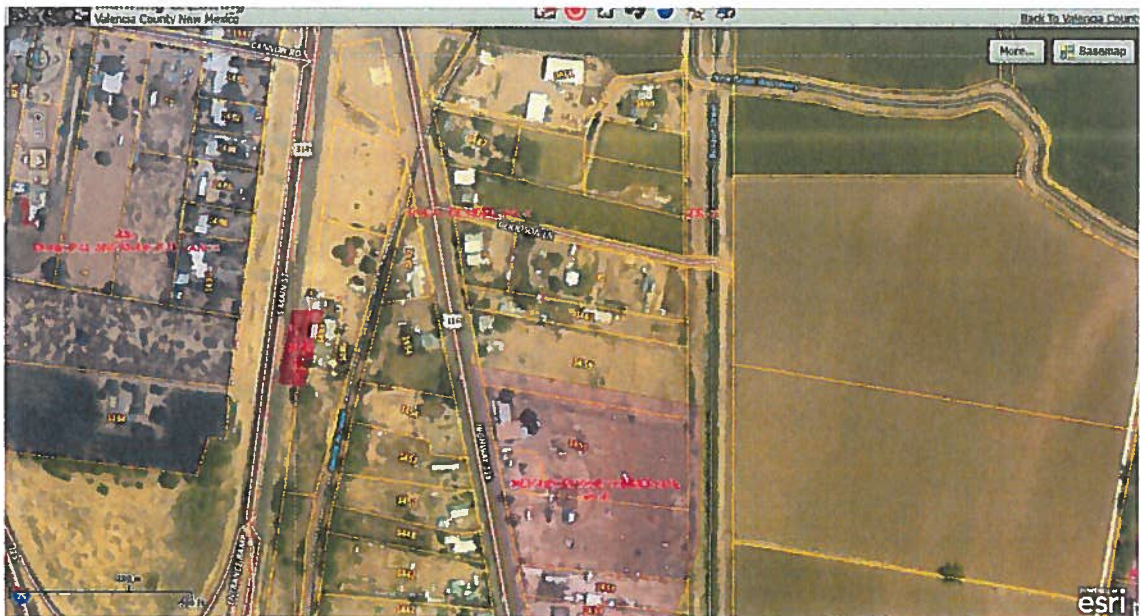




Valencia County Planning and Zoning Commission

Agenda Request Form

MEETING DATE: September 25, 2013





APPLICATION # ZC 2013265

VALENCIA COUNTY ZONE CHANGE/AMEND MASTER PLAN REQUEST APPLICATION

CHECK TYPE: ☒ AMEND ZONING MAP (ZONE CHANGE):
From: RR-2 To: C-2☐ AMEND MASTER PLANApplicant Name: James H. JohnsonAgent (if Applicable): Leroy J. ChavezMailing Address: 225 N. MAIN ST.
Belen, NM 87002Phone Number: 505 280 2031Property Address (Site Location): Industrial Park Ln.
Belen, NM. 87002Property Owner(s): James H. JohnsonBrief Description of Request: Zone Change request from RR-2
to C-2 for existing buildings (2ea, 6000sf each)......
Legal Description:Township: 6N Range: 1E Section: 36 Map: _____Book/Cabinet: H44 Page: 6461-CLands of (if applicable): ROY LEMONSTract(s): 4

or

Subdivision (if applicable): _____

Block: ~~1000~~ Unit: _____ Lot(s): _____Zoning: RR-2 Property ID#: 1006031177395000000Present Use of Property: Two (each) Warehouse Bldgs. (12000sf total)Applicant Signature: James H. Johnson Date: 9/5/13Application Received By: [Signature] Date: 9/16/2013P&Z Hearing Date: Sept. 25, 2013 County Commission Hearing Date: _____

*Application must be accompanied by a non-refundable Review Fee of \$250, a Site Plan, Proposal Letter, a printout from the County Assessor's Office, and a current Assessor Map showing the property and general vicinity.

Property Record Card

Valencia Assessor

**JOHNSON JAMES H &
JOHNSON SUSAN J
TRUSTEES**

Account: R187960

Tax Area: BN02_NR - BELEN OUT
NON RES

Acres: 0.000

**Parcel: 1-006-031-177-395-
000000**

Situs Address:

6621 N ARIZONA BILTMORE
CIRCLE
PHOENIX, AZ 85016

Value Summary

Value By:	Market	Override
Commercial (1)	\$91,701	N/A
Land (1)	\$99,318	N/A
Total	\$191,019	\$191,019

Legal Description

Subd: LAND OF ROY LEMONS Tract: 4 1991 REV MAP 92 1.00 AC C
-4-36

Commercial Occurrence 1

Property Code	0220 - NON-RES IMPROVEMENT	Percent	100
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Land Occurrence 1

Property Code	0200 - NON-RES LAND	Percentage	100
Land Code	CM1 - COMMERCIAL SQ FT	SQFT	43560

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
0200	NON-RES LAND		\$99,318	\$33,106	NA	NA
0220	NON-RES IMPROVEMENT		\$91,701	\$30,567	NA	NA
Total			\$191,019	\$63,673	NA	NA

Tax Record Detail

0 , NM 0-0		Valencia County	
Property Description			
UPC Code	1006031177395000000	Zoning	
First Owner(s)	Johnson,James H & Susan J Tr	Township	
Second Owner(s)		Range	
Mailing Address	6621 N Arizona Biltmore Cir	Block	
	Phoenix, AZ 85016-8907		
County Use Code	COMMERCIAL	Lot	
Common Use Code	CMSC	Thomas Bros.	
Subdivision	Land Of Rov Lemons	Carrier Route	C057



**Sachs 5th Auction
and Real Estate**

225 N.Main Street, Belen, New Mexico 87002

Office: (505) 864-3122

Fax: (505) 212-0023

September 6, 2013

Valencia County
444 Luna Ave
Los Lunas, NM 87031

Re: Lot 4, Lands Of Roy Lemons (Zone Change Request)

Dear Planning and Zoning Commission and County Commissioners;

This letter is to request a zone change for the above referenced property from current RR2 zone to a C-2 zone.

The reason for the request is to obtain appropriate zoning for the existing commercial buildings that have existed since the mid-1990's. The property is currently being marketed and the zone change is required for any business operate in the buildings.

The proposed change is consistent with the goals, policies and any other applicable provisions of the comprehensive plan in that it will allow businesses to locate and operate in Valencia County bring much needed jobs and tax revenue.

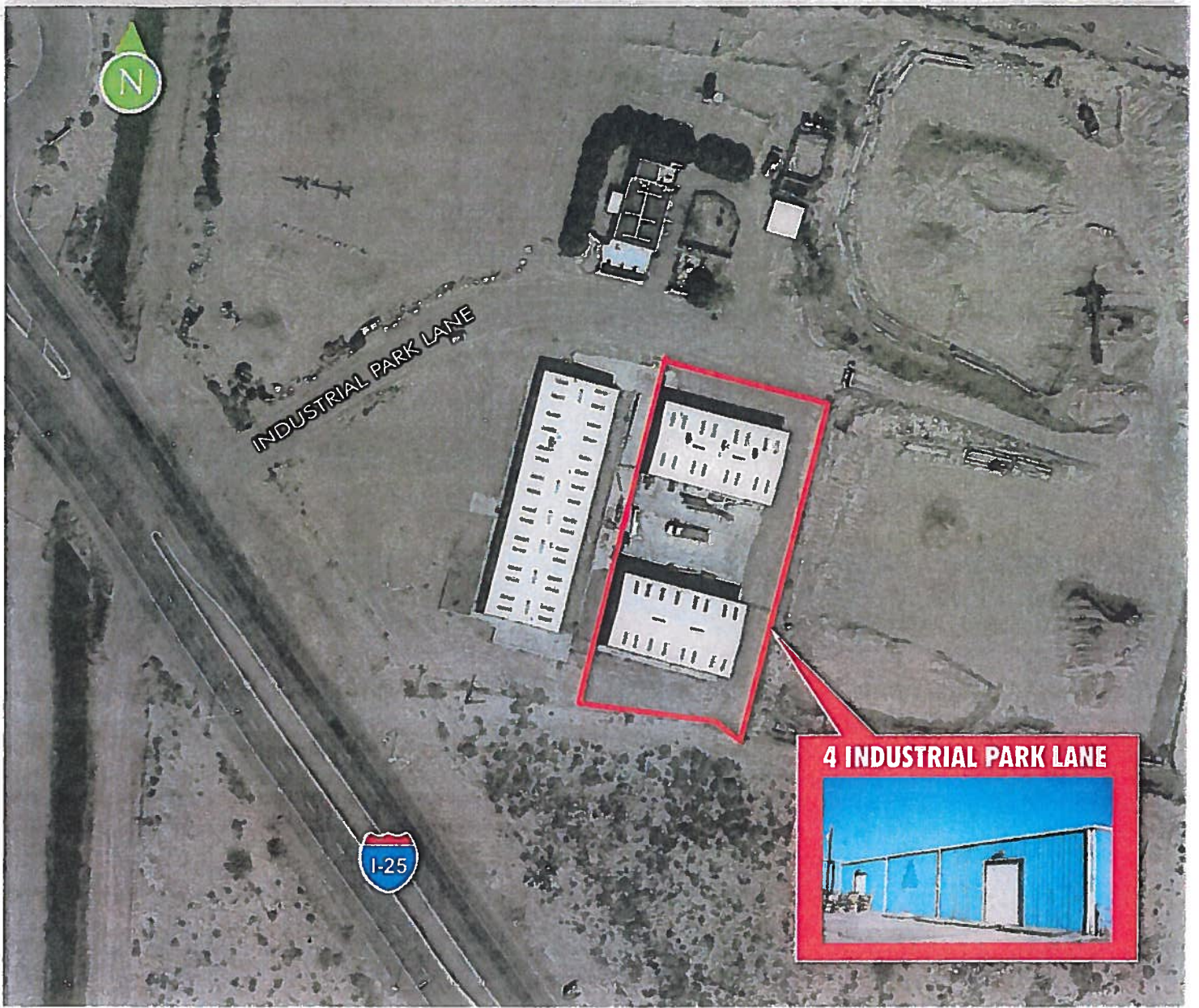
The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district. This is an appropriate use given its adjacency to the I-25 Bypass, former cabinet shop facility and other intense uses.

The proposed change enhances the county's protection of the public health, safety and welfare of Valencia County.

We would appreciate your consideration of our request and should you have any questions please do not hesitate to contact us.

Sincerely,

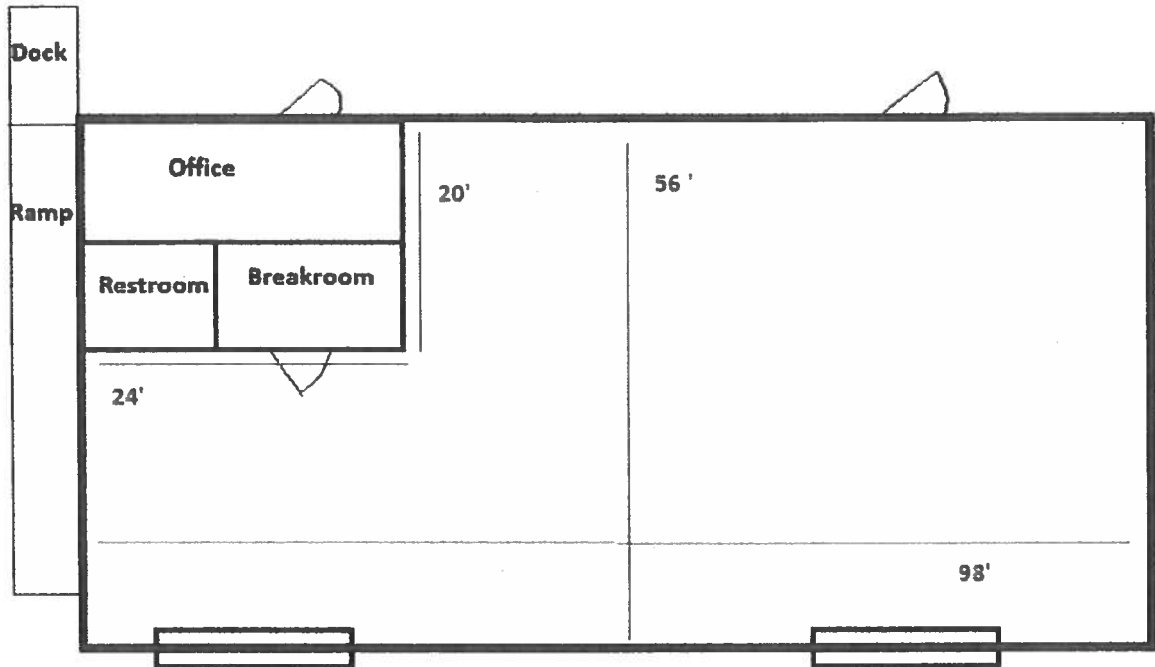
Leroy J. Chavez 280-2031
Associate Broker



4 INDUSTRIAL PARK LANE

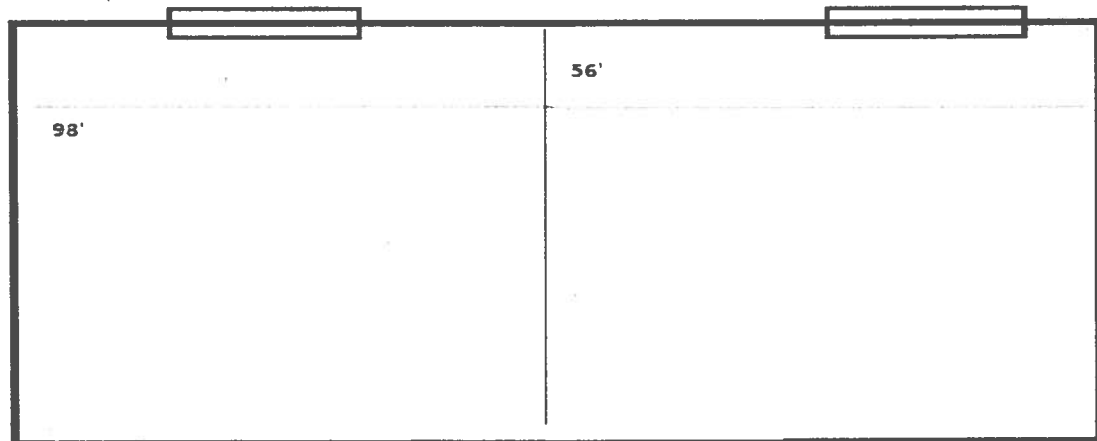


**EXISTING
FLOOR PLAN**

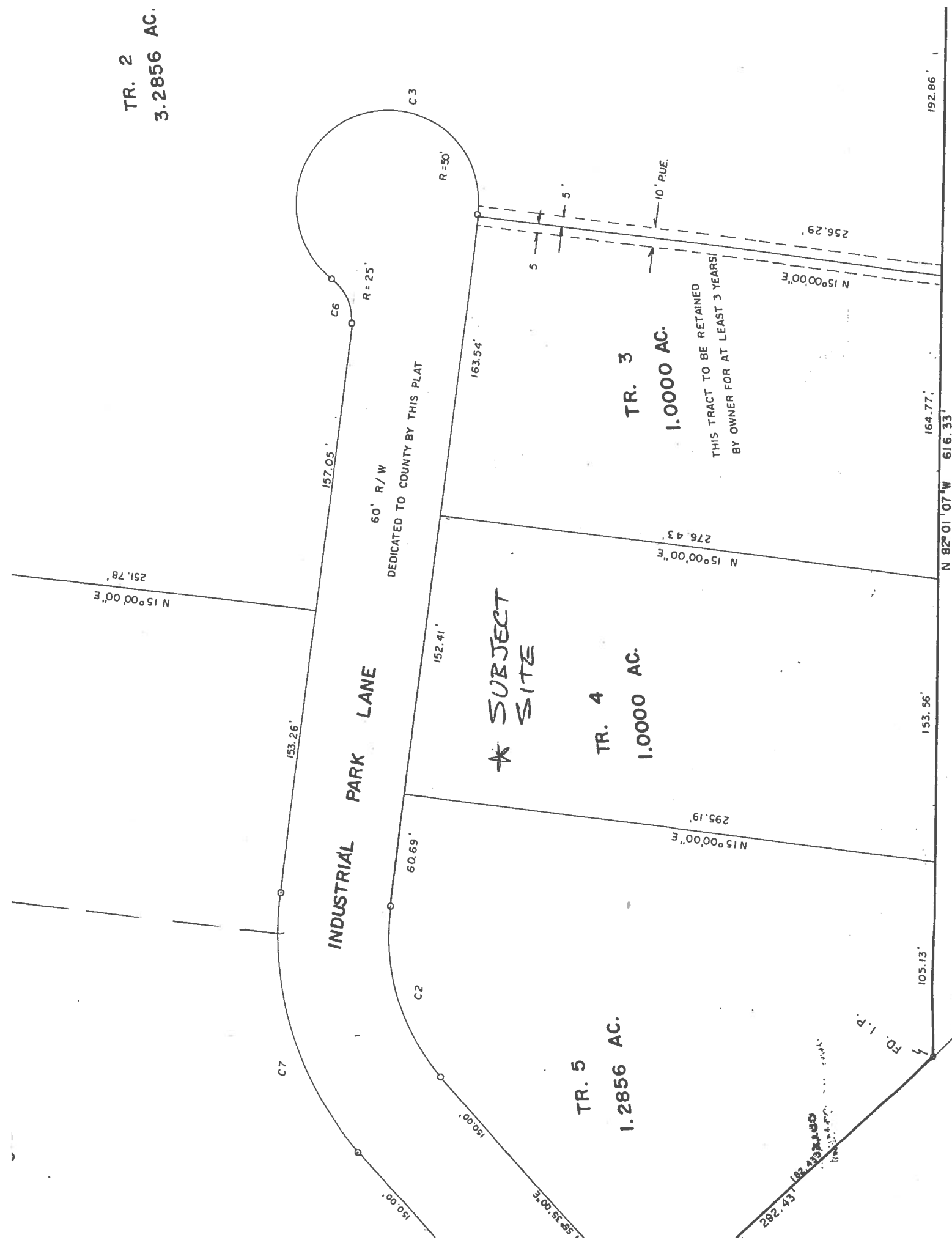


81'

Concrete Pad



TR. 2
3.2856 AC.



LAND DIVISION PLAT

LAND OF ROY LEMONS

COMPRISING TRACTS 53-A AND 45-B. M. R. G. C. D. MAP 92
WITHIN THE NICOLAS DURAN DE CHAVEZ GRANT
WITHIN SECTION 36, T 6 N. R 1 E, N.M.P.M.
VALENCIA COUNTY, NEW MEXICO
NOVEMBER, 1991

362.87'



4. Course date in parentheses is from plat of record measured data to found points differ by an accuracy prescribed by the Minimum Standards for Land New Mexico. Note M.R.G.C.D. DATA ARE FROM P & P. SF HIGHLINE CANAL.

OWNER'S FREE CONSENT AND ACKNOWLEDGEMENT

The platting shown hereon, including the granting of easements as shown, is with the free consent and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof.

The undersigned owner(s) and proprietor(s) do hereby freely consent to all the foregoing and do represent that I am so authorized to act.

Owner

[Signature]

STATE OF NEW MEXICO)

COUNTY OF Valencia) SS

The foregoing instrument was acknowledged before me on this 2nd day of November, 1991, by Ray Adams

My commission expires 3-20-93

[Signature]
Notary Public

FILED IN THE OFFICE OF THE VALENCIA COUNTY
CLERK THIS 5th DAY OF Dec, 1991 IN
CABINET H NO. 44 BK. PG.
BY Ray Adams DEPUTY

AMT 2000 RCT. NO. 105216 PAID BY Valencia Lta Co.

10:15 am

ADMINISTRATIVELY APPROVED FOR
THE VALENCIA COUNTY COMMISSION
FOR TAX ASSESSMENT PURPOSES
ONLY
DEC 11 1991
[Signature]
BY

Tract 4 Lands of Roy Lemons

Owner: James Johnson



Sep 6 2013 10:41:40 AM.

SUBJECT SITE
COUNTY ASSESSOR MAP.



Valencia County Planning Office

Community Development Department

444 Luna Ave, Room 103 • P.O. Box 1119 Los Lunas, NM 87031

Phone (505) 866-2050 • Fax (505) 866-2424

www.co.valencia.nm.us

DEPARTMENT TRANSMITTAL FORM

Application: **ZC #2013205**

Applicant: **James H. Johnson, Rep. by Leroy Chavez, Agent**

Return to Planning Office By: **SEPTEMBER 13, 2013**

☒

Code Enforcement Officer- Paula Lovell

☐

Code Enforcement Supervisor-Hoss Foster

☐

Fire Department-Casey Davis

☐

Public Works-Kelly Bouska

☐

Rural Addressor-Victor Gonzales

☐

Sherriff's Department-Gary Hall

9-12-13 I have no objection to this change as long as business license is obtained and current. Paula J. Lovell

Signature: _____

Title: _____

Charles Eaton Chair , District I V ♦ Alicia Agullar, Vice- Chair District III ♦

Mary Andersen, District I ♦ Lawrence R. Romero, District III ♦ Donald Holiday, District V



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DEPARTMENT TRANSMITTAL FORM

Application: ZC #2013205

Applicant: James H. Johnson, Rep. by Leroy Chavez, Agent

Return to Planning Office By: **SEPTEMBER 13, 2013**

- ☐ Code Enforcement Officer- Paula Lovell
- ☐ Code Enforcement Supervisor-Hoss Foster
- ☒ Fire Department-Casey Davis
- ☐ Public Works-Kelly Bouska
- ☐ Rural Addressor-Victor Gonzales
- ☐ Sherriff's Department-Gary Hall

Are they planning to occupy this Facility
if so we need to be advised to see
what is there and if there are any
Issues.

Signature: _____

Title: _____

Charles Eaton
Fire Marshal

Charles Eaton Chair, District I V ♦ Alicia Aguilar, Vice- Chair District III ♦

Mary Andersen, District I ♦ Lawrence R. Romero, District III ♦ Donald Holiday, District V



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DEPARTMENT TRANSMITTAL FORM

Application: ZC #2013205

Applicant: James H. Johnson, Rep. by Leroy Chavez, Agent

Return to Planning Office By: **SEPTEMBER 13, 2013**

☐

Code Enforcement Officer- Paula Lovell

☐

Code Enforcement Supervisor-Hoss Foster

☐

Fire Department-Casey Davis

XX

Public Works-Kelly Bouska

☐

Rural Addressor-Victor Gonzales

☐

Sherriff's Department-Gary Hall

No issues – Industrial Park Lane IS NOT a County maintained road.

Signature: _____

Title: _____

Kelly Bouska

Public Works Director

Charles Eaton Chair, District I V ♦ Alicia Aguilar, Vice- Chair District III ♦

Mary Andersen, District I ♦ Lawrence R. Romero, District III ♦ Donald Holiday, District V



E911 Data Management/Rural Addressing

444 Luna Avenue, P.O Box 1119 -Los Lunas, New Mexico 87031

Office: 505-866-2051 Fax: 505-866-2002

www.co.valencia.nm.us

DEPARTMENT TRANSMITTAL FORM

Application: ZC #2013205

Applicant: James H. Johnson, Rep. by Leroy Chavez, Agent

Return to Planning Office By: **September 13, 2013**

- ☐ Code Enforcement Supervisor-Paula Lovell
- ☐ Code Enforcement Supervisor-Hoss Foster
- ☐ Fire Department-Casey Davis
- ☐ Public Works-Kelly Bouska
- ☒ Rural Addressor-Victor Gonzales
- ☐ Sherriff's Department-Gary Hall

Comments:

Each separate warehouse structure will need to be assigned its own address in accord with the Rural addressing Plan. Please see the Rural Addressor for the appropriate addresses on each structure.

Signature: 

Title: Rural Addressor



Valencia County Planning & Zoning Office

Community Development Department

444 Luna Ave, Room 103 • P.O. Box 1119 Los Lunas, NM 87031

Phone (505) 866-2050 • Fax (505) 866-2424

www.co.valencia.nm.us

September 6, 2013

To Whom It May Concern:

This letter is to inform you that the Valencia County Planning & Zoning Commission will hold a public meeting on **WEDNESDAY SEPTEMBER 25, 2013 at 4:00 PM** in the County Commission Chambers of the Valencia County Courthouse located at 444 Luna Avenue, Los Lunas, to consider a **Request for a Zone Change from RR-2 to C-2. Petitioner: James H. Johnson-Represented by Leroy J. Chavez, Agent.**

Legal Description: T6N, R1E, Section 36, NMPM; Map 92; Lands of Roy Lemons; Tract 4; Zoned RR-2; Filed in Book 321, Page 8,685 of the office of the Valencia County Clerk.

If you have any questions or require additional information regarding this request, or require special assistance, please feel free to contact the Valencia County Planning Office: (505) 866-2050

Respectfully,

Jacobo R. Martinez
Community Development Director/
Valencia County Regional Planner

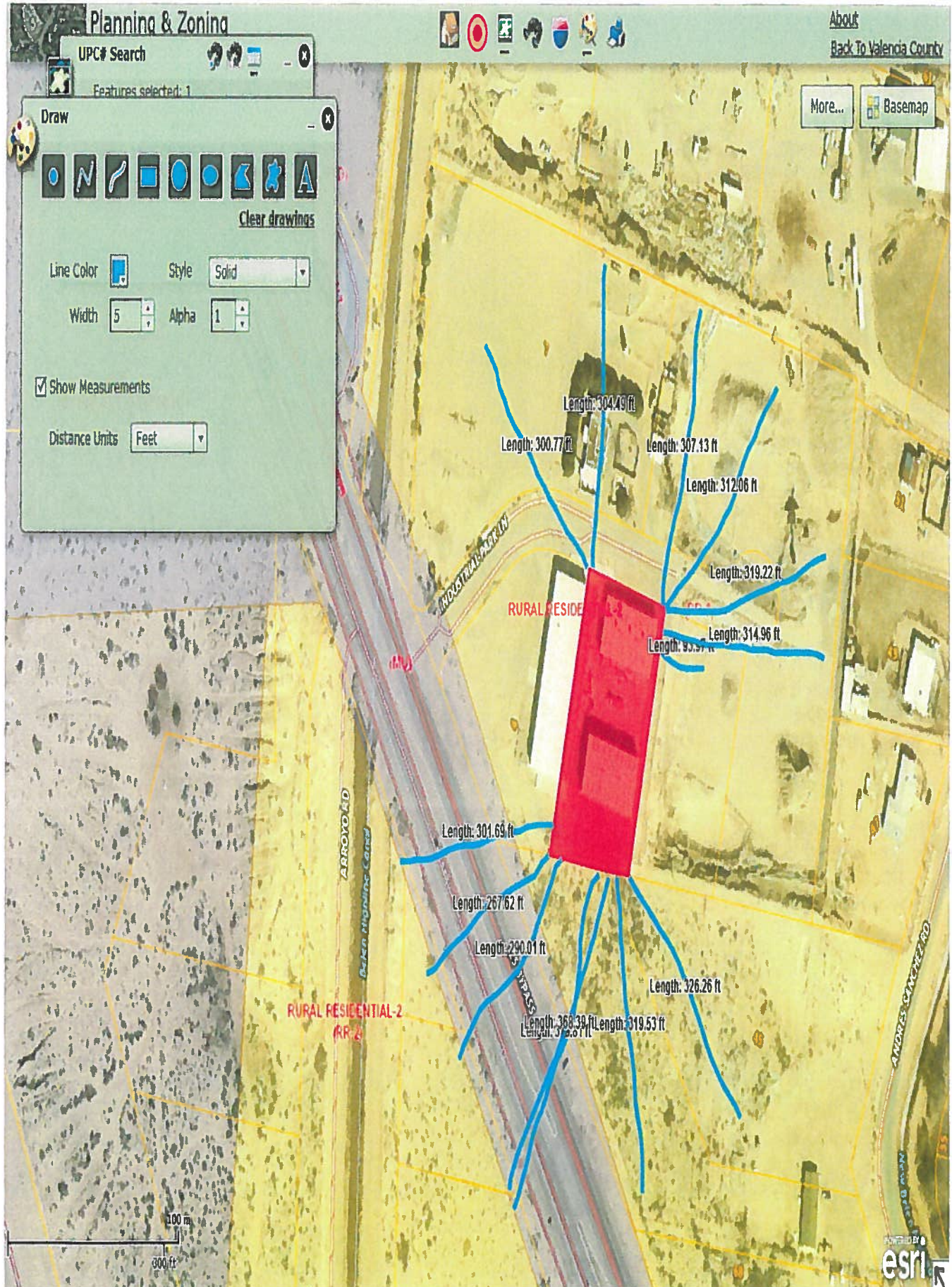
Cc: File

Charles Eaton, Chair, District IV ♦ Alicia Aguilar, Vice-Chair, District III ♦

Mary Andersen, District I ♦ Lawrence R. Romero, District III ♦ Jhonathan Aragon, District V



Addresses of Back





Valencia County Planning & Zoning Office

Public Works Department

444 Luna Ave, Room 103 • P.O. Box 1119 Los Lunas, NM 87031

Phone (505) 866-2050 • Fax (505) 866-2424

www.co.valencia.nm.us

October 28, 2013

To Whom It May Concern:

The Valencia County Commission will hold a public meeting on **Wednesday November 13th, 2013 at 5:00 PM** in the County Commissioners Chambers of the Valencia County Courthouse located at 444 Luna Ave, Los Lunas, NM to consider a **Request for Zone Change from (RR-2) to (C-2)**. This request is being made by **(James H. Johnson- Represented by Leroy J. Chavez, Agent.) Application # ZC 2013205**

A final decision on this request will be made by the Board of County Commissioners on **WEDNESDAY November 20th, 2013 at 5:00 PM** in the County Commission Chambers of the Valencia County Courthouse, located at 444 Luna Ave. Los Lunas, NM.

Legal Description:

T6N, R1E, Section 36, NMPM; Map 92; Lands of Roy Lemons; Tract 4; Zoned RR-2; Filed in Book 321, Page 8,685 of the office of the Valencia County Clerk.

If you have any questions or require additional information regarding this request, or require special assistance, please feel free to contact the Valencia County Planning Office: (505) 866-2050.

Respectfully,


Jacobo R. Martinez
Valencia County Regional Planner

Cc: File

Valencia County
Planning + Zoning Commission
Board of County Commissioners.

RE: James Johnson Zone Change Request

I am the owner ^{gr.} of the property to
the north ^{+ east} of the subject property
and hereby give my support to the
zone change request to C-2

Jose R. Sanchez

(Jerry)

Jose R. Sanchez



9.23.13