



VALENCIA COUNTY PLANNING & ZONING COMMISSION
MINUTES

Tuesday 24, 2015

4:00 PM

Valencia County Courthouse Commission Chambers
444 Luna Ave, Los Lunas, NM 87031

Roll Call

Present:

Chairman LeRoy Baca
Vice-Chairman Robert Q. Louie
Commissioner Carlos Montoya
Commissioner Michael McCartney
Commissioner Sue Moran
Jacobo Martinez (Not Voting)

1. CALL THE MEETING TO ORDER

Chairman Baca

2. PLEDGE OF ALLIGANCE

Rita Padilla

3. APPROVAL OF AGENDA

Action: Approve
Moved By: Commissioner Moran
Seconded By: Vice-Chairman Louie
Motion Passed: Unanimously 5-0

4. APPROVAL OF MINUTES

January 30, 2015
Tabled for March 24, 2015 Meeting

5. SWEARING IN OF PARTICIPANTS

Chairman Baca

6. ACTION ITEM(S):

A. REQUEST FOR A CONDITIONAL USE-HOME OCCUPATION

Applicant: George Michael Conant
Purpose: Allow for Small Retail/Café

Legal Description: T6N, R2E, Section 21 & 22, Map 88, N.M.P.M.; Land of John Carlberg;
Tract 1-A, Zoned RR-2; Filed in the office of the Valencia County Clerk; Also known as 2847
Highway 47, Los Lunas, NM 87031.

This property is located .77 miles SE of Patricio Rd. and also known as the Tome Berry Farm

This property falls within Commission District IV

County Commissioner Charles Eaton ♦ P&Z Commissioner Leroy Baca

Mr. Martinez stated this application came before the Commission last year for a zone change for a small retail/café as he has a coffee distribution business on the property which falls under the grandfather clause since the business has been in operation for at least ten years and also operates a raspberry farm that is allowed as a permissive use in the RR-2 zone. **Mr. Martinez** also stated there was opposition by some of the community members and after meetings between Mr. Conant and the community members it was found that a Conditional Use Home Occupation would meet the criteria for what Mr. Conant would like to do. **Mr. Martinez** also stated the item was brought before the Commission on January 30, 2015 and would have been approved however the description of the purpose for the conditional use was incorrectly stated on the agenda and therefore is being brought before the Commission today with the correct language for approval.

Action: Approve



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Moved By: Commissioner McCartney
Seconded By: Commissioner Moran
Motion Passed: Unanimously 5-0

B. REQUEST FOR A ZONE CHANGE FROM RR-2 TO C-1:

Applicant: Arthur D. Cordova
Purpose: Allow for Used Vehicle Sales

Legal Description: T5N, R2E, Section 32, Map 106, N.M.P.M.; Land of James W & Violet Culbreth; Tract 5, Zoned RR-2; Filed in the office of the Valencia County Clerk; Also known as 451 Jarales Rd, Jarales, NM 87023.

*This property is located approximately 0.10 miles SW of Castillo Rd. in Jarales, NM
This property falls with District III
County Commissioner David A. Hyder ♦ P&Z Commissioner Sue Moran*

This item was tabled per the applicant's request

C. REQUEST FOR A ZONE CHANGE FROM RR-2 TO RR-1

Applicant(s): Reyes Chavez, Monica Aragon, George Aragon
Purpose: To allow for sale of parcel of land that was purchased between two buyers

Legal Description: T6N, R2E, Section 2, Map 79, N.M.P.M.; Land of Nelson Romero; Tract 2; Zoned RR-2; Filed in Plat Book I, Plat Number 76 in the office of the Valencia County Clerk; Also known as 2 Fresa Ln, Los Lunas, NM 87031.

*This property is located .49 miles SE of Highway 47 and 263 off of Miguel Rd
This property falls with District II
County Commissioner Alicia Aguilar ♦ P&Z Commissioner Michael McCartney*

This item was tabled per the applicant's request

7. DISCUSSION

8. NEXT MEETING:

Thursday March 12, 2015
2:00 pm to 4:00 pm
Planning & Zoning Commission Workshop

Tuesday, March 24, 2015
4:00 pm

9. ADJOURNMENT

Moved By: Commissioner McCartney
Seconded By: Commissioner Montoya