



**VALENCIA COUNTY PLANNING & ZONING COMMISSION
MINUTES**

October 24, 2012

4:00 PM

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

- 1. CALL TO ORDER**
Commissioner Lane
- 2. PLEDGE OF ALLEGIANCE**
Commissioner Edeal
- 3. APPROVAL OF AGENDA**
Commissioner Artiaga
Commissioner Edeal
- 4. APPROVAL OF AMENDED MINUTES: [August 22, 2012](#)**
Commissioner Artiaga
Commissioner Edeal
- 5. SWEARING IN OF PARTICIPANTS**
Commissioner Lane
- 6. ACTION ITEMS**
 - A. REQUEST FOR ZONE CHANGE FROM RR-2 TO C-2: Simon & Catrina Montano: Legal Description: T6N, R2E, Section 3, Map, 79; NMPM; Lands of Gabaldon Kids, LLC; Tracts 27-1, 27-C, & Lot 17; Filed in Book 361, Page 7151; of the office of the Valencia County Clerk; Also known as 3165 Highway 47 Los Lunas, NM.**

Mr. Montano stated that his name is Simon and his address is 7 Willow Trace, Los Lunas, NM.

Mr. Abeyta stated that his name is Bryan and his address is 106 Roehl Rd NW, he is Mr. Montano's business partner.

Commissioner Lane asked Mr. Montano to please state what he is requesting from the commission today.

Mr. Montano stated that they bought this property to put their business on and they are starting to grow and need more space and they will be adding another office building to the little office that they have now. They would like to change the zone to commercial and utilize the space that they have now.

Commissioner Lane asked what type of business they have.

Mr. Montano stated that they do life safety, which is fire control, surveillance cameras, alarms, access controls, and intrusion and so on.

Commissioner Lane stated that they are currently adjacent to the property or are currently on that property.

Mr. Montano stated that they purchased the property in different lots.

Commissioner Lane stated that they have the need to expand their business and they need the proper zoning designation for that.

Mr. Montano stated yes.



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Commissioner Lane asked if in their business is it all electronic work.

Mr. Abeyta stated that it is all basically electrical and it is a special system that they could develop just like the sound system that is in the council room right now.

Commissioner Lane asked if they could monitor the system from the site.

Mr. Montano stated no, and all they are using the building now is to dispatch out of they just get their calls there and then dispatch the service techs out.

Commissioner Lane asked how many people visit the property currently.

Mr. Montano stated that there are never going to be customers that go to the property only the services technicians.

Commissioner Lane stated that they are not manufacturing anything and if they are putting things together it just wires and getting ready to go out to a job site or loading up a truck.

Mr. Montano stated that is correct.

Commissioner Lane asked if the commissioners had any questions for Mr. Montano.

Commissioner Artiaga stated that she went out and took a look at the site and she could see where the 3 lots are off the highway and then there is another lot in the back and the weeds are cut and the trucks are parked ever nice and everything looks really reasonable and it goes with the comprehensive plan for the county and everything is really nice and clean and very professional.

Mr. Montano stated that they also add another entrance on the south side if it ever got really congested then people could use that exit as well.

Commissioner Lane asked Mr. Foster if he had a chance to look at this property.

Mr. Foster stated that he has and the only concern that he has is that if they decided to do a building or anything like that then they would need to obtain the necessary permits, and the access off Highway 47 will be up to the NMDOT to give the requirements for that.

Commissioner Lane asked Mr. Montano how long they have been at this current location.

Mr. Montano stated that they have been there since March 2012.

Commissioner Artiaga asked if they were looking into consolidating the three lots into one or are they going to leave them as four separate lots.

Mr. Montano stated that they would like to consolidate them.

Commissioner Lane stated that today they are going to approve a zone change to three different lots.

Mr. Montano stated that is correct.

Commissioner Lane asked Mr. Martinez if this is the correct way of doing a replat, going through the zone change and then making all these lots into one.

Mr. Martinez stated that is correct.



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Commissioner McCartney stated that they are better off replatting this property but he does not have to do that.

Commissioner Artiaga stated that she was just curious if they were going to replat the property but they don't have to do it if that is something that they do not want to do.

Commissioner Lane stated that his concern is that they are going to grant 3 separate lots the C-2 zoning and what is the possibility of another business coming in and running a business off of one of the other lots.

Mr. Montano stated that it is highly unlikely.

Commissioner Edeal asked why he was going in for a C-2 zoning instead of a C-1.

Mr. Martinez stated that since one property is already zoned C-2 and to be surrounded by a C-1 zoning and if this was his property he would want to have the consistent C-2 zoning.

Commissioner Edeal stated that he understands what they are trying to do he was just asked about the type of business that they are wanting to start is a C-2 to large of a zoning.

Commissioner McCartney asked Mr. Martinez if this comes from a recommendation from the Planning & Zoning office.

Mr. Martinez stated that is correct and stated that he would like to read out the permitted uses under the C-2 zoning; All uses permitted in the C-1 district; shopping centers; hotel or motel; tavern bar or lounge; farm equipment sales; greenhouses, plant nurseries, or landscaping; indoor recreational facilities; veterinary hospitals with outdoor facilities; lumber sales; gas stations and repair; animal feed stores without side storage facilities; essential public utility structures; dwelling in conjunction with a commercial use. Then asked Mr. Montano if he was going to be constructing a new building on that property.

Mr. Montano stated that he is going to construct another building.

Mr. Martinez asked what size of building they were going to build.

Mr. Montano stated that it is going to be larger than 5,000 square feet.

Mr. Martinez stated to Commissioner Edeal that under the C-1 zoning a building larger than 5,000 square feet is not allowed.

Commissioner Edeal stated that he understood.

Commissioner Lane stated that the applicants would have to come to the P&Z office to get the replat, but if they decided to do the C-1 they would have to come before the commission to get a variance application for the size of the building.

Mr. Martinez stated that is correct.

Commissioner Lane asked Mr. Montano what the size is for each individual tract.

Mr. Montano stated they are a 1/4 acre of less.

Commissioner Edeal stated that right now they have a business on one lot and a little lot that is C-2 and he knows it because he tried to buy the property, but they did a good job fixing the place up and he comments them for the work that they have already did.



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Commissioner Lane stated that changing the zone to a C-2 property seemed a bit much for the type of business they want to do and it is a really small lot, and if each of these lots become a C-2 they would be able to put in a 5,000 square foot building one each lots.

Commissioner McCartney stated that the lots would not be large enough for NM Environmental Department would not let a septic system and a well to pass and the lots, and eventually they would have to put these lots together because they could not put anything on the lots anyway.

Commissioner Lane asked Mr. Martinez if that information was correct.

Mr. Martinez stated that it is correct and they would need something from the Environmental department before they could obtain any kind of permits.

Commissioner Edeal asked if there was another C-2 property next to this property.

Mr. Martinez stated that is correct.

Commissioner Edeal stated that this zone change is not out of the ordinary and fits with the place.

Mr. Martinez stated that there are other commercial businesses around this area.

Commissioner Lane asked if there was an ordinance that states that you cannot cover most of the area with buildings.

Commissioner McCartney stated that you cannot build anything over property lines so they would have to replat this property in order to build anything.

Commissioner Lane stated that they would also have to keep their setbacks as well.

Mr. Montano stated that they wouldn't even be able to do anything with the easement with the property broken down in separate lots like that.

Commissioner Lane stated that they seem very smart but he just likes to ask these questions just in case they have any concerns as well.

Mr. Abeyta stated that they will take all the education that they could get.

Commissioner Edeal stated that he wished they had a picture of what the property looked like before and what they have done a huge improvement.

Commissioner Lane asked if there was anyone in the audience that would like to speak in favor of this request, No one in favor, and then he asked if there was anyone that is in opposition of this request, No one in opposition. He stated that he would like to entertain a motion.

Commissioner Edeal stated that he would like to make a motion to recommend approval to the county commission.

Commissioner McCartney seconded the motion.

Mr. Martinez called for a vote.

Commissioner Artiaga stated yes.

Commissioner Gaudette stated yes.



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Commissioner McCartney stated yes.

Commissioner Edeal stated yes.

Commissioner Lane stated yes.

Mr. Martinez stated to Mr. Montano that his request for a zone change has been recommended for approval, he will send out a letter letting them know when they will go before the county commission.

Mr. Montano thanked the commissioners for their time.

- B. REQUEST FOR ZONE CHANGE FROM P-D TO I-3: PNM, Agent Laurie Moye: Legal Description: T6N, R3E, Section 18; NMPM; Sierra Vista Subdivision: Filed in Cabinet J, Page 228-229; of the office of the Valencia County Clerk.**

PLEASE SEE ATTACHED

- C. REQUEST FOR SITE DEVELOPMENT PLAN APPROVAL: PNM, Agent Laurie Moye: Legal Description: T6N, R3E, Section 18; NMPM; Sierra Vista Subdivision; Filed in Cabinet J, Page 228-229; of the office of the Valencia County Clerk.**

PLEASE SEE ATTACHED

7. DISCUSSION:

Commissioner Lane asked if there was any discussion. Commissioner Edeal stated that he is going to get these people to clean up his property so that Mr. Fosters does not come after him. Commissioner Lane stated that at the Meadow lake Association they had a treasure map search for the kids and their family and it was very enjoyable, and they had to go different stops to find the treasure. Commissioner McCartney asked if there was a good turnout. Commissioner Lane stated that there was a really good turn out and this Saturday they are going to have their 3rd air rockets for the kids and they love it, they get help building the rockets and it take up to 30 minutes and they could launch it as many times as they want. Mr. Martinez stated that just for a reminder the November meeting is going to be on the 15th and that is a Thursday and the office has not received any applications for that yet but he will keep the commissioners posted. Commissioner Lane asked if everyone was in favor of adjournment. All in favor.

- 8. NEXT MEETING: November 15, 2012**

- 9. ADJOURN**