PLANNING & ZONING COMMISSION MEETING

PACKET - **REGULAR MEETING**
MAY 4, 2021

TOWN OF BERNALILLO

PLANNING COMISSION – MEETING NOTICE

Notice is hereby given that a **REGULAR MEETING** of the **PLANNING AND ZONING COMMISSION** of the Town of Bernalillo will be held on **Tuesday, May 4, 2021** at **6:30 p.m**. **as a Remote Meeting via WebEx** as provided in the information below**. Due to COVID-19 restrictions, the meeting will be via WebEx only.** 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, in order to attend or participate in the meeting, please contact the Town Clerk at 771-7128 at least one (1) 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 Town Clerk if a summary or other type of accessible format is needed.

REMOTE MEETING IN COMPLIANCE WITH THE NEW MEXICO OPEN MEETINGS ACT

If you do not have access to a computer, tablet or smart phone, please call the Planning and Zoning Department. Otherwise, please join this Planning and Zoning Commission Meeting from your computer, tablet or smartphone via the following link: https://www.webex.com (click JOIN) then type in:

Meeting Number/Access Code: 182 134 8439 **Meeting Password: 05042021**

You can also dial-in using your phone: **1-408-418-9388** (US only)

PLANNING AND ZONING COMMISSION AGENDA - PRELIMINARY

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
   a) Regular Meeting of April 6, 2021
6. **PUBLIC HEARINGS & ACTION ITEMS**
   a) **SumP21-002:** SUMMARY SUBDIVISION TO DIVIDE ONE LOT INTO TWO LOTS, LOCATED AT 15 SECOND MESA DRIVE, LEGAL DESCRIPTION: SUNDANCE MESA SUBDIVISION, LOT 104, SECTION 23, TOWNSHIP 13N, RANGE 4E, LOCATED WITHIN THE TOWN'S 3-MILE PLANNING AND PLATTING JURISDICTION IN PLACITAS.

   b) **SumP21-003:** SUMMARY SUBDIVISION TO COMBINE TWO LOTS INTO ONE LOT, LOCATED AT THE NORTHWEST CORNER OF GUTIERREZ ROAD AND ROADRUNNER LANE, LEGAL DESCRIPTION: LANDS OF MINERVA GARCIA, LOTS 3-A AND 3-B, SECTION 5, TOWNSHIP 12N, RANGE 4E, ZONED R-1A.

   c) **ZMA21-002**: ZONE MAP AMENDMENT FROM SPECIAL USE (SU) FOR SHOPPING CENTER TO SPECIAL USE (SU) FOR OFFICE, EQUIPMENT MAINTENANCE AND A FENCED EQUIPMENT YARD, PER A MASTER PLAN, AT VENADA PLAZA, LEGAL DESCRIPTION: VENADA PLAZA SUBDIVISION, LOT 5-B, SECTION 36, TOWNSHIP 13N, RANGE 3E, ZONED SU FOR SHOPPING CENTER.

d) **VAR21-004:** WALL HEIGHT VARIANCE OF 2' WITHIN FRONT SETBACK AT 1242 CALLE MADERA, LEGAL DESCRIPTION: OLD SAWMILL ADDITION, BLOCK 6, LOT 2, SECTION 6, TOWNSHIP 12N, RANGE 4E, ZONED R-2.

e) **VAR21-003:** REAR SETBACK VARIANCE OF 5' AT 865 S. CAMINO DEL PUEBLO, LEGAL DESCRIPTION: MRGCD MAP 11, TRACT 14, SECTION 5, TOWNSHIP 12N, RANGE 4E, ZONED C-1.

f) **CUP21-001**: CONDITIONAL USE PERMIT FOR NEW AND USED CAR SALES AT 965 US HWY 550, ZONED C-1, LEGAL DESCRIPTION: TRACT 26, SECTION 30, TOWNSHIP 13N, RANGE 4E. *(deferred from April)*

7. COMMISSION BUSINESS, APPEALS & UPDATES

a) Planning and Zoning Commission Business

b) Appeals Filed/Status

c) Planning and Zoning Department Update

i. New Home Occupations – As of agenda print date, the number of new home occupations, permissive per Zoning Code Sec. 18, is: ___

ii. Building Coordination & Review – As of agenda print date, the number of building permits reviewed for zoning and floodplain ordinance compliance, is: ___

d) Next Meeting: June 1, 2021 @ 6:30pm Via WebEx.

8. ADJOURN

PUBLIC COMMENTS

Written comments should be emailed to the Planning Director at sshumsky@townofbernalillo.org or mailed to her at P.O. Box 638, Bernalillo, NM 87004. Written comments received prior to the meeting will be distributed to the Planning Commission.

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Locations of Agenda Postings in the Town of Bernalillo: T & T Supermart, Town Hall, US Post Office, Martha Liebert Public Library and the Town's website at: http://www.townofbernalillo.org

PUBLIC HEARING:
ITEM 6A

6A

ITEM: SumP 21-002

PLANNING
&
ZONING
DEPARTMENT

Planning & Zoning Director
Stephanie Shumsky

Building & Construction Coordinator
Vacant

Planning & Zoning Clerk
LeeAnn Romero

PLANNING
&
ZONING
COMMISSION

Juanita Duran
Chairperson

Dominick Lepore
Vice Chair

Sandra Candelario

Antonette Eichwald

Joseph Moreno

Raul Montaño

Joseph O. Quintana

TOWN OF BERNALILLO

"The City of Coronado"

Planning and Zoning Commission Meeting

Regular Meeting
May 4, 2021

Staff Report

Subject:
Alpha Pro Surveying LLC (agent), on behalf of Chad and Sheri Kizer (property owners), requests approval of a Re-Plat of Lot 104 into two lots located within the Town of Bernalillo's 3-mile planning and platting jurisdiction at 15 Second Mesa in Placitas, Township 13 North, Range 4 East, Section 23, New Mexico Principal Meridian, Sandoval County, New Mexico, containing approximately 2.428 acres (according to Sandoval County Assessor records).

Site Data:
Zone: Sandoval County (Placitas Zoning)
Surrounding Zoning: same
Current Land Use: Single Family Residential
Surrounding Land Uses: Single Family Residential
Required Lot Size: 1acre (County lot size variance granted V-21-001)
Current Lot Size(s): 2.428ac
Proposed Lot Size(s): Lot 104-A (1.5901), Lot 104-B (0.8379)
Access: 15 Second Mesa and Camino Manzano
Utilities: Private and Water Co-op
Parking Required: per County Ordinance
Handicapped Parking Required: per County Ordinance
Setbacks Required: per County Ordinance
Setbacks Proposed/Existing: per County Ordinance

Summary of Request:
This is a request to divide one lot into two lots. The existing lot is already developed with a single-family residence and the new lot will be sold to and reserved for future use by the La Mesa Water Cooperative for an arsenic treatment station for their water system.

This request was reviewed and approved, based on one condition, by the Sandoval County Planning & Zoning Commission at their February 23, 2021 meeting. A copy of the Notice of Decision is included in the application materials.

Plans, Policies, and Regulations:
Comprehensive Land Use Plan:
A Resolution approving the goals and objectives for the Comprehensive Plan was adopted by the Town Council on May 13, 2002 (Resolution No. 5-13-02). The Comprehensive Land Use Plan was adopted by the Town Council on December 13, 2004 (Resolution No. 12-13-04) and contains the goals and objectives that serve as a guide for policy decisions regarding the future management and development of the Town.

This request meets the intent of the Comprehensive Plan in that it met the requirements of Sandoval County and it will serve to provide healthy drinking water to residents in Placitas.

Subdivision Regulations (April 1997):
According to Section 14 of the Land Subdivision Regulations and Subdivision Design Standards, adopted by the Town Council in April 1997, the Purpose of the Ordinance is to:

A. Assure harmonious and orderly development of the Town and the surrounding area and thereby promote the health, safety, and general welfare of the Town and the surrounding area.
B. Insure the coordination of all streets, utilities, facilities, and all other elements both private and public, of community function within the subdivision with all streets, utilities, and all other elements both public and private as they exist or are planned for in the area of jurisdiction or beyond where applicable.
C. Secure equitable treatment of all subdivision plans by providing for uniform procedures and standards for observance by subdividers, the Commission and the Council.
D. Allow a shortened alternative procedure for approval of a subdivision plan which can be followed where there is a subdivision of not more than two parcels of land into not more than four (4) lots within a subdivision or there is re-subdivision where the combination or recombination of portions of previously platted lots does not increase the total number of lots.

The plat presented by the applicant meets the conditions for summary procedure (Section 3-20-8-NMSA, 1978).

The re-plat/re-subdivision of lot/s is allowed by the summary plat procedure given that one or both of the following conditions exist:

- The Subdivision contains no more than two lots.
- Re-subdivisions, where the combination or recombination of portions of previously platted lots does not increase the total number of tracts.

Comprehensive Zoning Ordinance:
Since the lot is outside the Town limits, the zoning ordinance does not apply.

Mainstreet Overlay District:
The Design Guidelines are not applicable due to the location of the subject property.

Notifications:
Notices were posted at T&T Supermart, Town Hall, Public Library, US Post Office, and on the Town of Bernalillo website. Notices were mailed (certified/return receipt requested) to abutting property owners within 100 feet of the subject site.

Staff Recommendation:
Approval of SumP21-002, based on the following Findings and Conditions (see next page):

Findings:

1. SumP21-002 is a request by Alpha Pro Surveying LLC (agent), on behalf of Chad and Sheri Kizer (property owners), for approval of a Re-Plat of Lot 104 into two lots located within the Town of Bernalillo's 3-mile planning and platting jurisdiction at 15 Second Mesa in Placitas, Township 13 North, Range 4 East, Section 23, New Mexico Principal Meridian, Sandoval County, New Mexico, containing approximately 2.428 acres (according to Sandoval County Assessor records).
2. This request meets the definition and criteria for a Summary Procedure. It has been prepared in accordance with summary procedures authorized by Section 3-20-8 NMSA, 1978.

Conditions:

1. The plat shall be signed by the Surveyor and Property Owner prior to being signed by the Planning Commission Chairperson.
2. The plat must be recorded in the office of the Sandoval County Clerk and two (2) copies as recorded and properly stamped by the Sandoval County Clerk must be provided to the Town of Bernalillo. An electronic copy of the recorded plat is also required.
3. The plat must be recorded within three months after the date of approval or the final plat will become null and void.
4. As required by Sandoval County, a deed to the La Mesa Water Cooperative for Lot 104-B must specify that future residential uses are not permitted there. This stipulation must also be included in the Disclosure Statement for the subdivision.

TOWN OF BERNALILLO

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Town of Bernalillo, New Mexico
SumP21-002 - Abutters

N
W E
S

150 75 0 150 Feet

Prepared By: S. Shumsky
Date: 4/8/2021

Disclaimer: This map is for illustration purposes only and should not be relied upon for other uses.

ABUTTERS - PZ April 6, 2021			
CUP 21-001			
NAME	PRIMARY ADDRESS	CITY, STATE, ZIP	SECONDARY ADDRESS
Sandoval Properties Inc	612 Coronado Dr	Bernalillo, NM 87004	
Bruce & Sandra Seligman	812 Salamanca St NW	Albuquerque, NM 87107	
United States America In Trust C/O Santa Ana Pueblo	1001 Indian School Rd	Albuquerque, NM 87104	
Minority Business Enterprises LLC	4401 Silver Arrow Dr NW	Albuquerque, NM 87114	
United States America In Trust Pueblo Of Santa Ana	2 Dove Rd	Bernalillo, NM 87004	
Elsie Cordova & Mark Mondragon	1426 Laguna Ct NE	Rio Rancho, NM 87144	
Var 21-003			
NAME	PRIMARY ADDRESS	CITY, STATE, ZIP	SECONDARY ADDRESS
Martha & Paul Liebert	PO Box 223	Bernalillo, NM 87004	
Sandoval Properties Inc	612 Coronado Dr	Bernalillo, NM 87004	
Mike's Carpet Service LLC	PO Box 5023	Bernalillo, NM 87004	
Oliver Romero	PO Box 634	Bernalillo, NM 87004	
Silva Group Limited Partnership	PO Box 296	Bernalillo, NM 87004	
Michael Kloeppel	PO Box 187	Bernalillo, NM 87004	
Joseph & Diana Garcia	PO Box 5396	Bernalillo, NM 87004	
Robert & Margaret Short & Pauline Rice	501 Stallion Rd SE	Rio Rancho, NM 87124	
Sterling & Margarita Amiot	Box 275	Bernalillo, NM 87004	
Andy & Rosie Sandoval and Gloria Hornbecker	1207 Delamar Ave NW	Albuquerque, NM 87107	
SumP 21-003			
NAME	PRIMARY ADDRESS	CITY, STATE, ZIP	SECONDARY ADDRESS
Rafael & Blanca Angel	163 Calle Vista Grande	Bernalillo, NM 87004	
Anna & Phillip Santillanes	1139 Gutierrez Rd	Bernalillo, NM 87004	
Church of Jesus Christ of Latter Day Saints 22nd Floor	RE: 517-0184 50 East North Temple	Salt Lake City, Utah 84150	
Carla Torres & Thomas Salazar	1160 Gutierrez Rd	Bernalillo, NM 87004	
Bennie & Lori Lovato	PO Box 431	Bernalillo, NM 87004	
Be Reed Trust	PO Box 280	Bernalillo, NM 87004	
Lorraine Stubblefield	5801 Carson Road NE	Rio Rancho, NM 87144	Agent
David Knittig	1171 Gutierrez	Bernalillo, NM 87004	
ZMA 21-002			
NAME	PRIMARY ADDRESS	CITY, STATE, ZIP	SECONDARY ADDRESS
D&G Limited Partnership	PO Box 850	Bernalillo, NM 87004	
RPS Venada Plaza LLC	6300 Riverside Ln Nw Ste 200	Albuqueruqe, NM 87120	
David Mora	PO Box 26	Bernalillo, NM 87004	
Corazon Del Bosque, LLC	1772 Black River Dr	Rio Rancho, NM 87144	
Southern Sandoval County Arroyo Flood Control Authority	1041 Commercial Dr SE	Rio Rancho, NM 87124	
Alegria Homeowners Association	901 Cottonwood Cir	Bernalillo, NM 87004	
Ricardo & Beverly Garza	700 Desert Marigold Ct	Bernalillo, NM 87004	
Richard & Mary Graves	701 Desert Marigold Ct	Bernalillo, NM 87004	
Barbara Spella Revocable Trust C/O Barbara Spella	700 Vista Patron	Bernalillo, NM 87004	

Angela Williamson	100 Sun Avenue NE, Suite 600	Albuquerque, NM 87109	Agent
Sean McGee	1200 La Fonda St	Bernalillo, NM 87004	
SumP 21-002			
NAME	**PRIMARY ADDRESS**	**CITY, STATE, ZIP**	**SECONDARY ADDRESS**
Chad & Sheri Kizer	15 Second Mesa Dr	Placitas, NM 87043	
Margaret Huber	2 Alexi Dr	Placitas, NM 87043	
Kleiman Pascuzzi Living Trust C/O Adrienne Kleiman & Deborah Pascuzzi	11 Second Mesa Dr	Placitas, NM 87043	
Martha Ritchie	19 Second Mesa Dr	Placitas, NM 87043	
Charmaine Nichole & Michael Bragg	1 Coyote Road	Placitas, NM 87043	
John & Lisa Wilhelmsen	2 Alexi Ct	Placitas, NM 87043	
Silverland Farms Trust C/O Grant Anderson	1 Alexi Pl	Placitas, NM 87043	
Alpha Pro Surveying	1436 32nd circle SE	Rio Ramcho, NM 87124	Agent
James & Patricia Black	2 Anatoly Ct	Placitas, NM 87043	
Var 21-004			
NAME	**PRIMARY ADDRESS**	**CITY, STATE, ZIP**	**SECONDARY ADDRESS**
Michael Martinez & Dolores Bonilla	1242 Calle Madera	Bernalillo, NM 87004	
Alondra Calderon	1248 Calle Madera	Bernalillo, NM 87004	
Maria Torres & Mauro Torres-Ginez	1255 Calle Madera	Bernalillo, NM 87004	
Jose & Rebecca Martinez	1237 Calle Madera	Bernalillo, NM 87004	
Janisa Casillas	1231 Calle Madera	Bernalillo, NM 87004	
Ramon Lovato	1236 Calle Madera	Bernalillo, NM 87004	
Eva Mohrman	1230 Calle Madera	Bernalillo, NM 87004	
Eddie Duran	1224 Calle Madera	Bernalillo, NM 87004	
Charles Watkins III Revocable Trust	1121 Sawmill Road	Bernalillo, NM 87004	
Roger, Robert, & Dawn Chall C/O Sierra Silva	1231 Calle San Lorenzo	Bernalillo, NM 87004	
Christopher & Linda Martinez	PO Box 1078	Bernalillo, NM 87004	
Gerald Martinez & Linda Rinaldi	PO Box 1078	Bernalillo, NM 87004	
Emilio Sandoval	1249 Calle San Lorenzo	Bernalillo, NM 87004	

This page can be printed using your internet browser or by CTL + P
Account: R031366

Location

Parcel Number 1-023-075-090-020

Tax Area 802HL_R - 802HL_R

Situs Address 15 SECOND MESA DR

Legal Summary Legal: S: 23 T: 13N R: 4E Subd: SUNDANCE MESA Lot: 104

Owner Information

Owner Name KIZER, CHAD S & SHERI D

Owner Address 15 SECOND MESA DR
PLACITAS, NM 87043-9402
UNITED STATES OF AMERICA

Assessment History

Actual Value (2021 - Residential Cap applied)	$680,612
Primary Taxable	$226,871
Exemption Adjustments:	
Head of Family Exemption	($2,000)
Adjusted Taxable Total	$224,871

Tax Area: 802HL_R **Mill Levy:** 23.033

Type	Actual	Assessed	Acres	SQFT	Units
Residential Land	$75,000	$25,000	2.428	105763.680	1.000
Residential Improvement	$605,612	$201,871		4392.000	

Transfers

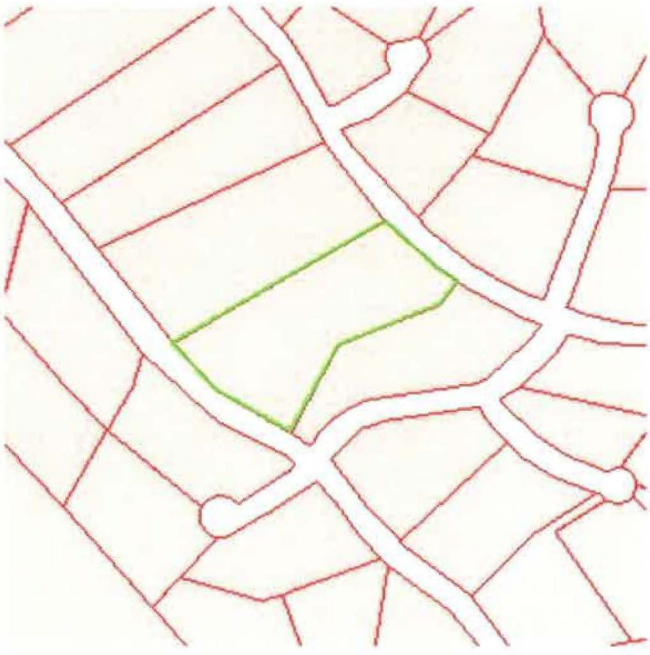
Sale Date	Doc Description
09/04/2002	REAL ESTATE CONTRACT
03/01/1999	CASH SALE

Tax Year	Taxes
*2021	$5,225.52
2020	$5,073.32

* Estimated

Images

- Map
- Photo
- Sketch
- GIS



"The City of Coronado"

Town of Bernalillo

APPLICATION FOR SUMMARY PROCEDURE

SumP 21-002
Applicant: Chad & Sheri Kizer
Property Address: Lot 104, Sundance Mesa

INSTRUCTIONS

In accordance with the Subdivision Regulations of the Town of Bernalillo, the Planning & Zoning Commission m approve certain subdivisions by a Summary Procedure, which combines Preliminary and Final Plat requiremer Such Summary Procedure Approval may be given when at least one of the follow conditions is true: The proposed subdivision contains no more than two resulting lots (ie. a Lot-Split); 2) The proposed subdivisi is a Re-Subdivision (ie. Re-Plat) where the combination, or recombination, of previously platted lots d not increase the total number of lots; or, 3) The proposed subdivision is a Vacation of existing lot lin easements, rights-of-way, etc.. Type or print clearly on this form, and attach *2 (two) full-size copies a 12 (twelve) 11" x 17" copies* of the Summary Procedure. Also include any required supplementary materi Incomplete or inaccurate applications may delay the review process. The completed application package must submitted to the Town of Bernalillo Planning & Zoning Commission through the Town Planner, and sh be in compliance with the Town of Bernalillo Subdivision Regulations and Standards. The application must be accompanied by the appropriate ***Filing Fee of: Lot-Split: $270.00; Re-Plat or Vacation: $50.00.***

APPLICANT INFORMATION

Applicant: Chad S. Kizer and Sheri D. Kizer Phone: 239-6191

Address: 15 Second Mesa Drive, Placitas, NM 87043

Agent: Alpha Pro Surveying LLC-Gary Gritsko Phone:892-1076

Address: 1436 32nd Circle SE, Rio Rancho, NM 87124

TYPE OF SUMMARY ACTION REQUESTED

- [X] **Lot-Split**
- [ ] **Re-Plat**
- [ ] **Vacation**

GENERAL INFORMATION

Legal Description of Property: Lot 104, Sundance Mesa Subdivision

Current Zoning _____

- [ ] **Yes** [X] **No** **Requires Zone Amendment?**
- [ ] **Yes** [X] **No** **Requires Variance(s)?**

ACKNOWLEDGEMENTS

Application is hereby made for a Summary approval of the subdivision of land proposed herein. I have examined, am familiar with, and have complied with, any and all requirements of the Subdivision Regulations and Standards of the Town of Bernalillo including, but not limited to: payment of administration fees, transfer of water rights, and dedication of land for public use. I have also complied with the requirements of any and all other applicable rules, regulations, and ordinances related to property development within the Town of Bernalillo. I further understand and agree that neither the Town nor any of its agents shall be held liable for any lack of understanding, or misinterpretation, on my part, of any said requirements.

Signature of Applicant or Agent: Gary Gritsko **Date:** 3/17/2021

Receipt by Planning & Zoning Officer: Stephanie Thomas **Date:** 3/18/2021

Application Fee Total: $270.00 **Receipt #:** _____

Hearing Location: ~~Bernalillo Town Council Chambers~~ WebEx **Hearing Date & Time:** May 4, 2021

TOWN OF BERNALILLO
(505) 867-3311

REC #: 00374427 3/18/2021 10:06 AM
OPER: YR TERM: 001
REF #: 4776

TRAN: 305.0000 ZONING FEES
LOT-SPLIT 15 2ND MESA DRIVE
03.19.2021 YR
1008-000-4042-1-2
Zoning Fees 270.00CR

TENDERED: 270.00 CHECK
APPLIED: 270.00-

CHANGE 0.00

Alpha Pro Surveying LLC
1436 32ND Circle SE
Rio Rancho, New Mexico 87124
Office (505) 892-1076
e-mail: gary@alphaprosurveying.com

Planning and Zoning Director
Town of Bernalilllo
P.O. Box 638
Bernalillo, New Mexico 87004

March 16, 2021

RE: Lot 104, Sundance Mesa Subdivision, Sandoval County
15 Second Mesa Drive, Placitas, NM

Enclosed are 2 copies full size and 12 reduced copies of the proposed Summary Plat. The applicants, Chad and Sheri Kizer, wish to subdivide Lot 104 into two lots. Lot 104-A contains their existing home. Lot 104-B contains an existing well. La Mesa Water Coop will purchase Lot 104-B. An arsenic treatment facility will be built on the site. Sandoval County Planning and Zoning Commission has approved the zone change and the proposed plat. Attached is the Notice of Decision for SP-21-001.

Please let me know if you have any questions. Please place this item on your next available meeting of the Planning and Zoning Commission.

Sincerely,

Gary E. Gritsko
NMPS No. 8686

SANDOVAL COUNTY PLANNING & ZONING

NOTICE OF DECISION

February 25, 2021

Gary Gritsko
Alpha Professional Surveying LLC
1436 32nd Circle SE
Rio Rancho, NM 87124

SUBJECT: **SP-21-001 -** Request for a **Summary Subdivision** for Lot 104, Sundance Mesa, located within Sections 23 & 26, Township 13 North, Range 4 East, NMPM, Sandoval County, NM. The proposed division of land involves 2.428 acres more or less, to be divided into two (2) lots to be known as Lots 104-A & 104-B, Sundance Mesa.

Dear Mr. Gritsko:

At their meeting of February 23, 2021, the Planning & Zoning Commission approved the above referenced request based on the following Findings of Fact and subject to the following Condition:

FINDINGS OF FACT

(1) The Planning & Zoning Commission has approved a Lot Size Variance (**V-21-001**) allowing for the proposed creation of a lot less than one acre in size (0.8379 acre.)

(2) The proposed subdivision will not result in any increased demand for water.

(3) This request meets the requirements of the Sandoval County Subdivision Regulations for the Placitas area.

CONDITION OF APPROVAL

(1) The deed to the La Mesa Water Cooperative for Lot 104-B must specify that future residential uses are not permitted there. This stipulation must also be included in the Disclosure Statement for the subdivision.

This decision of the Planning and Zoning Commission may be appealed, within 30 days (deadline 4/22/2021) of the date of this decision, to the Sandoval County Board of County Commissioners, as established in the Sandoval County Subdivision Regulations Appendix A Section 10 (I) (4).

If you have any further questions concerning this matter, please do not hesitate to contact me at 867-7628.

Sincerely,

Brad Stebleton,
Senior Planner

cc: Jock Embry, La Mesa Water Cooperative

La Mesa Water Cooperative
PO Box 53
Placitas, NM 87043
lamesawatercoop.org

March 8, 2021

Makita Hill, Senior Planner
Sandoval County Planning and Zoning Department
1500 Idalia Rd. Building D
Bernalillo, New Mexico 87004

(via email: mhill@sandovalcountynm.gov)

Subject: CU-21-001

Dear Mr. Hill,

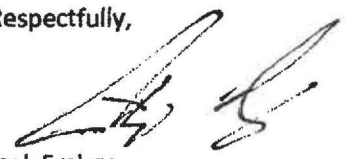
This is to respond to your letter of February 25, 2021, notifying us that the Sandoval County Planning & Zoning Commission approved our request for a Conditional Use Permit, subject to Conditions of Approval.

The La Mesa Water Cooperative plans to use our existing well #3 for at least the next ten years. After that time, we expect to re-evaluate if that well should be replaced or supplemented with another well in the same area. A new well would be connected to, and served by the Arsenic Treatment Facility we have proposed.

Existing Well #3 is shown on the Grading and Drainage Plan dated July 17, 2020 (stamp date 11/4/2020), attached to the letter from Yolanda Padilla Moyer, P.E., Bohannan Houston, dated November 11, 2020.

Please let me know if you need anything more to satisfy the Conditions of Approval.

Respectfully,



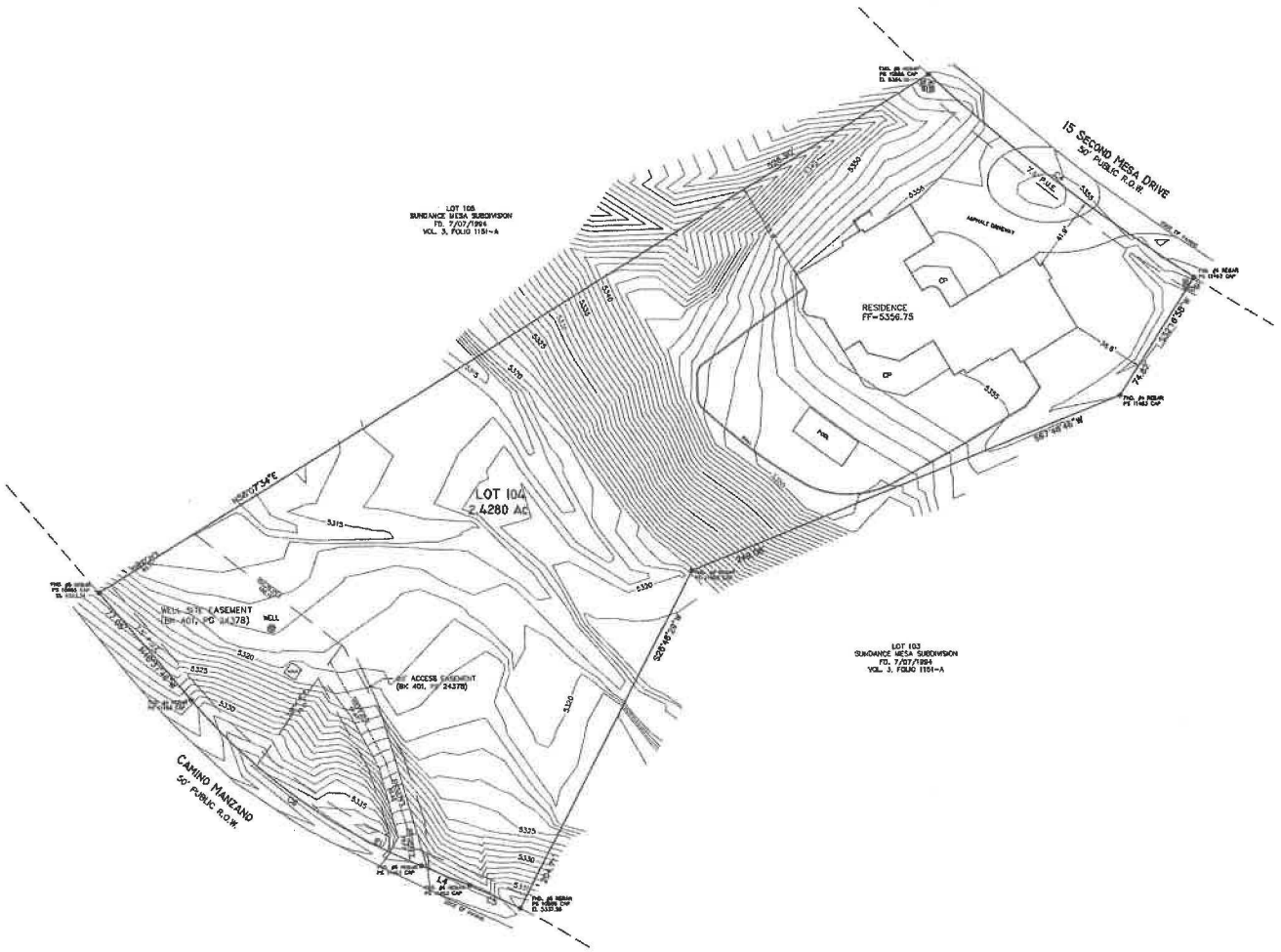
Jock Embry
President, La Mesa Water Cooperative
jock_embry@lamesawatercoop.org
(505) 771-2330

Cc (via email)
Mr. Gary Gritsko, Alpha Pro Surveying LLC, gary@alphaprosurveying.com

BOUNDARY SURVEY PLAT
&
TOPOGRAPHIC MAP
LOT 104, SUNDANCE MESA SUBDIVISION
Section 26, T13N, R4E, NMPM
Sandoval County, New Mexico

SYMBOLS LEGEND

- = ANCHOR
- = BLOCK WALL
- = CABLE RISER
- = CENTERLINE
- = DRAINAGE MANHOLE
- = DROP INLET
- = DUMPSTER
- = ELECTRIC LINE OVERHEAD
- = ELECTRIC MANHOLE
- = ELECTRIC METER
- = ELECTRIC POLE
- = ELECTRIC RISER/TRANSFORMER
- = FENCE
- = FIBER OPTIC RISER
- = FIRE HYDRANT
- = GAS LINE
- = GAS METER
- = GAS VALVE
- = HANDICAP PARKING SPACE
- = LIGHT POLE
- = PROPERTY LINE
- = SEWER CLEANOUT
- = SEWER MANHOLE
- = SEWER SERVICE
- = SEWER LINE
- = TELEPHONE RISER
- = TELEPHONE MANHOLE
- = TRAFFIC FLOW
- = TRAFFIC SIGNAL
- = TRAFFIC SIGNAL BOX
- = TREE (UNSPECIFIED)
- = WATER MANHOLE
- = WATER LINE
- = WATER METER
- = WATER VALVE
- = WELL



SCALE: 1"=30'

0' 30' 60'

PROPERTY ADDRESS: 15 Second Mesa Court, Placitas, NM

CURRENT OWNERS: Chari and Chad Kizer

LEGAL DESCRIPTION:
Lot numbered One Hundred Four (104), of the Final Plat of Lots 1 thru 195, SUNDANCE MESA SUBDIVISION, Sandoval County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Sandoval County, New Mexico on July 3, 1994, in Volume 3, Folio 1151-A.

SURVEY NOTES:
1. Distances shown hereon are horizontal ground distances in US survey feet.
2. Bearings are based on the plat of Sundance Mesa Subdivision (Vol. 3, folio 1151-A), as monumented by found corners.
3. Record dimensions are shown in parenthesis ( ), where record dimensions differ from actual measurements.
4. Corners shown thus " a" are #4 rebar wrap stamped "G. Gritsko, PS 8686", unless otherwise shown.
5. Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Sandoval County, New Mexico, Panel No. 35043C1850D, effective date March 18, 2008.
6. Reference documents:
   a. Plat of Sundance Mesa Subdivision, filed 7/03/1994, Vol. 3, Folio 1151-A.
   b. Stewart Title of Albuquerque LLC title commitment No. 01147-2624.

LINE TABLE		
LINE	LENGTH	BEARING
L4	26.21	S87°49'24"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	180.20	1020.00	10°04'23"	S57°48'54"E	179.97
C5	30.15	375.00	4°36'28"	N69°31'41"W	30.15
C6	164.30	325.00	27°12'00"	S54°13'50"E	162.65

SURVEYOR'S CERTIFICATE:
I, Gary E. Gritsko, New Mexico Professional Surveyor No. 8686, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

Gary E. Gritsko, NMPS No. 8686 — June 28, 2018 Date

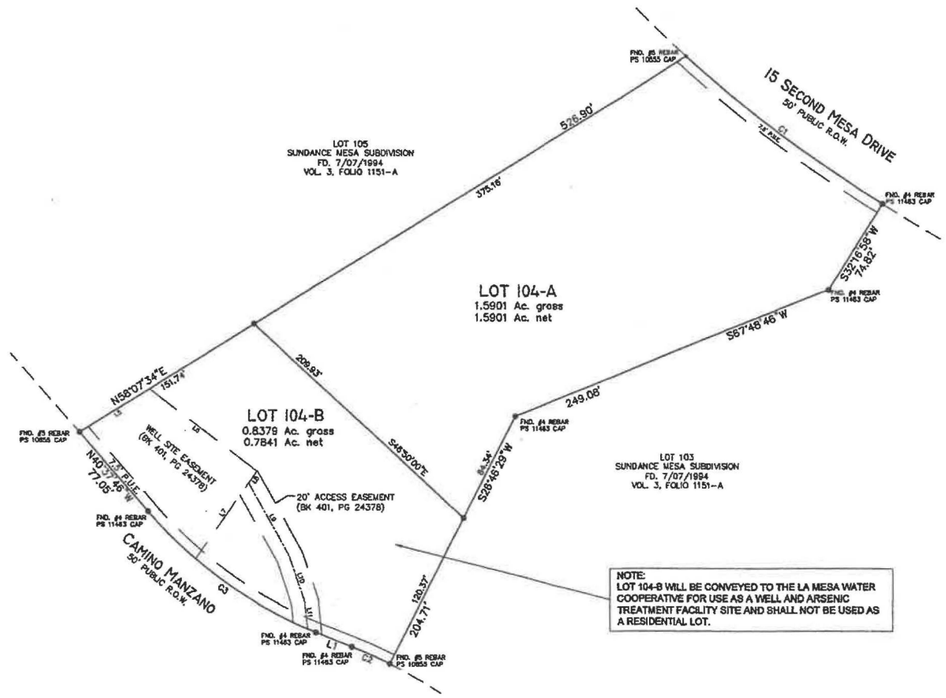
GARY E. GRITSKO NEW MEXICO 8686 LICENSED PROFESSIONAL SURVEYOR

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE No.:16-362

VICINITY MAP ASSESSORS MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.21	N67°49'54"W
L5	60.74	N58°03'16"E
L6	100.15	S52°30'20"E
L7	79.21	S35°14'19"W
L8	10.65	S35°14'19"W
L9	61.97	S29°00'26"E
L10	35.62	S18°23'16"E
L11	19.73	S05°28'02"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	180.20	1025.00	10°04'23"	S52°40'31"E	179.97
C2	30.15	378.00	4°34'26"	N65°31'41"W	30.15
C3	154.30	325.00	27°12'06"	N54°13'50"W	152.85



SURVEY NOTES:
1. Distances shown hereon are horizontal ground distances in US Survey feet.
2. Bearings are based on the plat of Sundance Mesa Subdivision (Vol. 3, folio 1151-A), as monumented by found corners.
3. Record dimensions are shown in parenthesis ( ), where record dimensions differ from actual measurements.
4. Corners shown thus " ● " are #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise shown.
5. Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Sandoval County, New Mexico, Panel No. 35043C1950D, effective date March 18, 2008.
6. Reference documents:
   a. Plat of Sundance Mesa Subdivision, filed 7/03/1994, Vol. 3, Folio 1151-A.
   b. Stewart Title of Albuquerque LLC title commitment No. 01147-2524.

SURVEYORS CERTIFICATE:
I, Gary E. Gritsko, a New Mexico Professional Surveyor, hereby certify that I conducted and am responsible for this survey, that this survey and plat are true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

Gary E. Gritsko, NMPS No. 8686 — December 8, 2020 Date

GARY E. GRITSKO * NEW MEXICO * 8686 * LICENSED PROFESSIONAL SURVEYOR

SCALE: 1" = 50'
0' 50' 100'

TOWN OF BERNALILLO PLANNING & ZONING COMMISSION:

This plat was approved by the Town of Bernalillo Planning & Zoning Commission

at its meeting on _____, 20____.

_____
Chairperson

COUNTY CLERK RECORDING STAMP

SUMMARY PLAT
LOTS 104-A & 104-B,
SUNDANCE MESA SUBDIVISION
Sections 23 & 26, T13N, R4E, NMPM
Sandoval County, New Mexico

PURPOSE OF PLAT:
The purpose of this plat is to divide one (1) existing lot into two (2) new lots (104-A and 104-B) for the purpose of conveying Lot 104-B to the La Mesa Water Cooperative. Lot 104-B will be used as a well and arsenic treatment facility site and is not to be used as a residential lot.

LEGAL DESCRIPTION:
Lot numbered One Hundred Four (104), of the Final Plat of Lots 1 thru 195, SUNDANCE MESA SUBDIVISION, Sandoval County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Sandoval County, New Mexico on July 3, 1994, in Volume 3, Folio 1151-A.

GROSS SUBDIVISION AREA: 2.4280 Ac.

FREE CONSENT:

The foregoing plat is made with the free consent and in accordance with the desires of the undersigned owner(s). The undersigned hereby grant all easements as shown and noted hereon. The undersigned hereby represent themselves as authorized to so act.

Chad S. Kizar Shari D. Kizar

ACKNOWLEDGEMENT:

State of New Mexico)
County of Sandoval) ss

This instrument was acknowledged before me on _____, 20____.

By: Chad S. Kizar and Shari D. Kizar

My Commission expires:_____ _____
Notary Public

SANDOVAL COUNTY DEPARTMENT OF DEVELOPMENT:

Approved for recording this ____ day of _____, 20__.

_____
Planning and Zoning Administrator

SANDOVAL COUNTY PLANNING & ZONING COMMISSION:

This plat was approved for recording by the Sandoval County Planning & Zoning Commission

at its meeting on _____, 20____.

_____
Chairman

SANDOVAL COUNTY TREASURER CERTIFICATE:

The property taxes for the year 20__, and previous years, are paid in full.

Account#:_____

_____
Sandoval County Treasurer Date

SANDOVAL COUNTY CLERK CERTIFICATE :
State of New Mexico)
County of Sandoval)SS

This instrument was filed for record on _____, 20____ at _____ o'clock ____ M.,

recorded in Volume ____, of records of said County, folio _____,

as Document No. _____

By: _____, Deputy.
Clerk and Recorder.

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE NO. 16-362