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Commissioner, District 3



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Commissioner, District 4

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Commissioner, District 5

Roman Abeyta
County Manager

MEMORANDUM

DATE: November 10, 2009

TO: Board of County Commissioners

FROM: Vicki Lucero, Residential Development Case Manager

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # S 06-5031 The Village at Galisteo Basin Preserve

ISSUE:

Commonweal Conservancy Inc., applicant, Ted Harrison, agent request Preliminary Plat and Development Plan approval for Phase I of the Village at Galisteo Basin Preserve which will consist of 131 single family residential lots, 3 multi-family residential lots for a total of 149 residential units, and 5 non-residential lots within a 60 acre development envelope within an overall 10,000+acre area. The request also includes the following variances of the County Land Development Code: 1) To allow driveway locations to be closer than 100 feet from intersections; 2) To allow slopes of up to 5% within 50 feet of an intersection rather than required 3% or less within 100 feet of an intersection; 3) To allow driving lanes for Minor Arterial roads and Local Sub-Collector roads to be reduced to a width of less than 12 feet; 4) To reduce the required R-O-W width from 50 feet to 32 feet for Local Sub-collector Roads and 25 feet for Local Lane roadways; 5) To allow a cul-de-sac length of 900 feet; 6) To allow commercial and residential building heights of up to 30 feet in certain areas.

The property is located south of Eldorado, west off of US 285, within Sections 1, 3-5, 7-15, 17, 20-24, and 27 within Township 14 North, Range 9 East; Sections 5-7, and 18 within Township 14 North, Range 10 East; Sections 25 and 34-36, within Township 15 North, Range 9 East; and Sections 30 and 31, within Township 15 North, Range 10 East (Commission District 3).

SUMMARY:

The applicant is requesting tabling of this case which will allow them to address ongoing issues with County Staff.