

**CASE NO. MP/PDP 09-5230
MASTER PLAN AND PRELIMINARY DEVELOPMENT PLAN
TIMOTHY WILLMS, GALISTEO VILLAGE STORE, APPLICANT**

ORDER

THIS MATTER came before the Board of County Commissioners (hereinafter referred to as “the BCC”) for hearing on November 10, 2009, on the Application of Timothy Willms and the Galisteo Village Store, (hereinafter referred to as “the Applicant”), for Master Plan and Preliminary Development Plan approval for a village store, private social club for the village and studio/office on .568 acres. The BCC, having reviewed the Application and supplemental materials, staff reports and conducted a public hearing on the request, finds that the Application is well taken and should be granted, and makes the following findings of fact and conclusions of law:

1. There are three existing structures on the property: a building that historically operated as a store formerly known as La Tiendita and Anaya Country Store; a residence; and an office/studio. The Applicant proposes using the store as a coffee shop, grocery store, small art gallery, a village social club and community kitchen. A 270 square foot bathroom addition is proposed for this structure. A 1,069 square foot addition will be added to the existing residence. The building, currently used as an office/studio, will be utilized as an office, and a 220 square foot bathroom and walk-in freezer area will be added to this building. The total footprint of the proposed development will consist of 4,952 square feet and meets the twenty percent lot coverage requirement for this development.

2. The property is located within the Traditional Community of Galisteo at 2 Via La Puente, within Section 36, Township 14 North, Range 9 East.

3. In support of the Application, the agent for the Applicant stated that the request is for limited commercial use. The existing building, which historically operated as a store, will be used as a coffee shop, sell grocery items, operate as a small art gallery and as a community social club. The existing residence will be used as a residence and the existing office/studio will be used as an office/studio. The residence will be served by the Galisteo water facility and the store and office/studio will be served by an onsite well.

4. Three members of the public spoke in favor of the Application.

5. Staff recommends the following conditions if the Commission approves the

Application:

- a. All Staff redlines shall be addressed, original redlines will be returned with final plans for Master Plan.
- b. Compliance with all review comments from the following: State Engineer, NM Environment Department, NM Department of Transportation, County Hydrologist, State Historic Preservation Division, County Fire Marshal and Building and Development Services.
- c. The Applicant shall comply with all requirements of the County Land Development Code.

- d. Master Plan with appropriate signatures, including the signature of the New Mexico State Land Commissioner (or representative of), shall be recorded with the County Clerk
 - e. The Applicant shall submit a Final Development Plan to be approved by the County Development Review Committee prior to the issuance of any permits for grading or building.
 - f. Due to the historical nature of the property and the close proximity to an existing church, any request or variance of the Alcohol and Gaming requirements for the issuance and or approval of a liquor license shall be presented to the Board of County Commissioners for consideration.
6. After conducting a public hearing on the request and having heard from the Applicant and the public, the Board of County Commissioners hereby approves the request for Master Plan and Preliminary Development Plan conditioned on the Applicant complying with Staff recommendations as stated above.

IT IS THEREFORE ORDERED that the Application is approved, and the Applicant is allowed Master Plan and Preliminary Development Plan subject to the conditions set forth herein.

I certify that the Application was approved by the Board of County Commissioners on this _____ day of _____, 2010.

The Board of County Commissioners of Santa Fe County

By: _____
BCC Chairperson

ATTEST:

Valerie Espinoza, County Clerk

Approved as to form:

Stephen C. Ross, County Attorney