

**CASE NO. MP 09-5240
MASTER PLAN AMENDMENT
CARLOS GALLEGOS, ZIA RV SALES, 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 Carlos Gallegos, Zia RV Sales, (hereinafter referred to as “the Applicant”), for a Master Plan Amendment to incorporate a 1.50 acre parcel to a previously approved Master Plan. 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. The Applicant requests amending an approved Master Plan to incorporate an additional 1.50 acre parcel.
2. The property is located at 6 Taylor Road, in a Major Commercial Center node established by the I-25 and La Cienega interchange, within Section 5, Township 15 North, Range 8 East.
3. In support of the Application, the Agent for the Applicant stated that the existing manufactured home will be used as a caretaker’s residence. The site will allow for storage of modular homes, RV’s and boats. The facility will be screened on the south and east boundaries by a six foot high coyote fence and will maintain a twenty-five foot landscape buffer. The site is bordered on the north and west by the RV sales business presently in operation. The 1.50 acre parcel is subject to

record a .25 acre feet water restriction on use of water on the property for domestic use only by recording with the County Clerk restrictive covenants to so provide with the Development Plan.

4. No member of the public spoke against the Application.
5. Staff recommends the following conditions of approval, if the Commission

Approves the Application:

- a. The Master Plan shall be recorded with the County Clerk's Office.
- b. Compliance with all review comments from the following: State Engineer, NM Environment Department, NM Department of Transportation, County Water Resource Specialist, County Fire Marshal and Building and Development Services.
- c. A conceptual terrain management plan shall be submitted as required by County Technical Review prior to recordation of the Master Plan.
- d. Approval of Master Plan is considered valid for a period of five years from the date of approval by the Board.
- e. Preliminary/Final Development Plan must be submitted per Article V, Section 7 of the Code prior to issuance of a Building Permit.
- f. All Staff redlines must be addressed, original redlines shall be returned with revised plans.
- g. The Applicant shall work with the Department of Water Resources to refine the water budget. The .25 acre feet water restriction on the 1.50 acre parcel shall be recorded with the County Clerk.

- h. Access shall be via Taylor Road utilizing the existing platted easement.
- i. The Applicant shall work with the Department of Public Works regarding roadway improvements.

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 a Master Plan Amendment and conditioned on Applicant complying with Staff recommendations as stated above.

IT IS THEREFORE ORDERED that the Application is approved, and the Applicant is allowed a Master Plan Amendment 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

