

Applicant: Bernalillo County
Zoning, Building, Planning & Environmental Health Department
111 Union Station St. SE
Albuquerque, NM 87111

Property Owner: Loretta Chavez
1660 14th Street
Rio Rancho, NM 87124

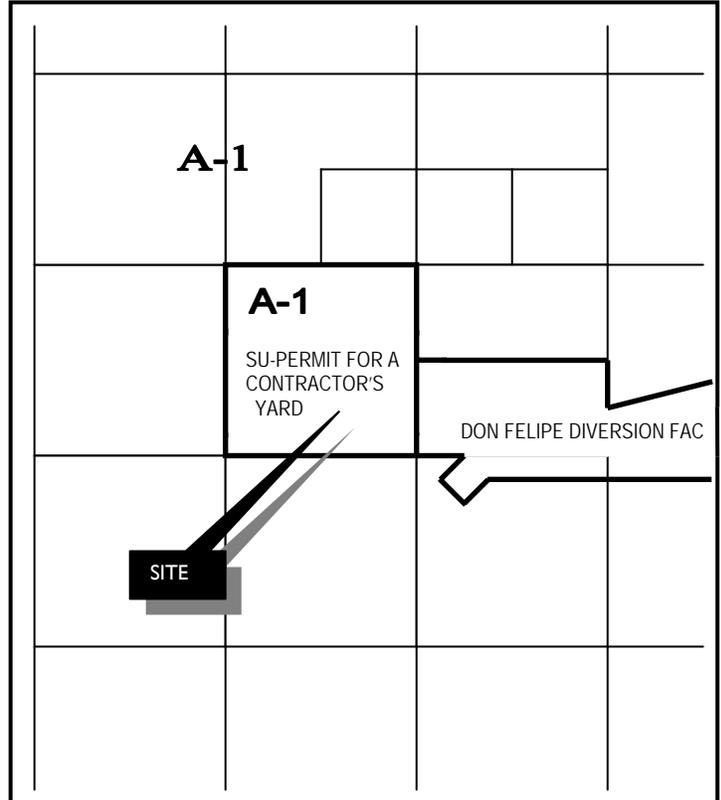
Location: Pajarito Road, approximately
1 mile west of Coors Blvd.

Property Size: 10 acres +/-

Existing SUP: Special Use Permit for a Contractor's Yard

Zoning: A-1; Rural Agricultural

Recommendation: Cancellation



Summary: The Zoning, Building, Planning & Environmental Health Department proposes cancellation of an existing Special Use Permit for a Contractor's Yard (CSU-40012). This matter was deferred from the CPC's September and December 2007 hearings at the request of the county to allow the permit owner an opportunity to submit a revised site development plan for the property. The necessary plan has been reviewed by staff, and there were a few changes needed on the plan. However, because of the good-faith efforts extended by the owner, staff requested and received a 90-day deferral from the March 2008 CPC meeting to allow additional time for changes to be made to the plan, as well as the implementation of the necessary improvements on the property.

As of the publication deadline for this report, staff is unaware of improvements made to the property, and is most concerned about the continued lack of an approved development plan as required by Condition 16 of the SUP. Cancellation is not a request the county takes lightly, and we would prefer to have the owner bring the property into compliance with the applicable standards rather than forfeit the Special Use Permit. Reluctantly, without documentable steps toward compliance (or knowledge of these efforts), cancellation appears to be the only possible recommendation on this matter at this time.

Staff Contact: Brennon Williams, Zoning Administrator

Attachments:

1. CPC's Notices of Deferral (Mar. 7, 2008, Dec. 7, 2007, & Sept. 7, 2007)
2. BCC's Notice of Decision for SUP (August 26, 2004)
3. Departmental correspondence concerning noncompliance (April 11, 2007 & May 11, 2007)
4. ZA's Final Notice pending cancellation request (June 4, 2007)
5. ZA's correspondence concerning site plan changes (November 20, 2007)
6. Input from neighborhood associations regarding cancellation
7. Zone Atlas page