

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

Property Owner: Ruben Saavedra
2825 Arenal Rd. SW
Albuquerque, NM 87105

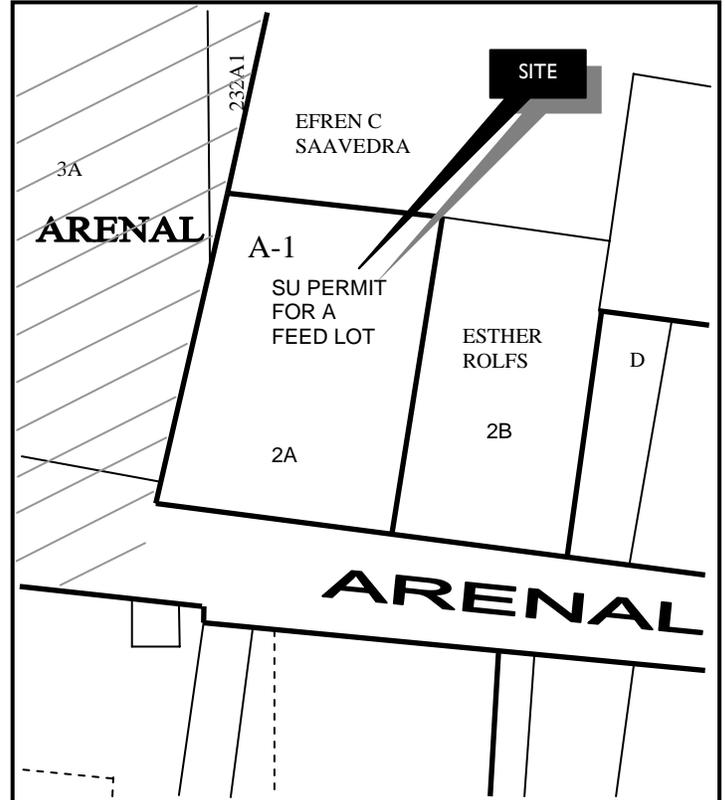
Location: 2825 Arenal Rd. SW

Property Size: 1.11 acre +/-

Existing SUP: Special Use Permit for a
Feed Lot

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 Feed Lot (CSU-40017). This matter was deferred from the CPC's September & 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 was submitted and subsequently approved by staff on January 31, 2008. Similarly, 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 the implementation of the necessary improvements on the property.

As of the publication deadline for this report, staff is unaware of the completion of some of the required improvements to the property, including provision of a solid fence/wall along the portions of the property adjacent to residential development and the complete installation of the required landscaping. 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 completion of all of the necessary steps associated with the permit, cancellation appears to be the only possible recommendation for this matter at this time.

Staff Contact: Brennon Williams, Zoning Administrator

Attachments:

1. CPC's Notices of Deferral (Mar. 7, 2008, Dec. 10, 2007, & Sept. 7, 2007)
2. BCC's Notice of Decision for SUP (November 29, 2004)
3. Departmental correspondence concerning noncompliance (April 2, 2007, May 3, 2007, & May 17, 2007)
4. ZA's Final Notice pending cancellation request (June 4, 2007)
5. Input from neighborhood association & area residents regarding cancellation
6. Zone Atlas page