



Agenda Item Number: \_\_\_\_\_

# BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

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Meeting Date: August 26, 2008

Department: Zoning, Building, and Planning Staff Contact: Mari Simbaña, Program Planner

**TITLE:** CONSENT: Special Use Permit for a Contractor's Yard (CSU-80016)

## COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

## SUMMARY:

At the June 4, 2008 public hearing, the County Planning Commission voted (4-0; Commissioners Nelson, Becerra, and McMahan excused) to recommend approval of the request for a Contractor's Yard on a tract of land in the E $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  T10N, R6E, Section 7, located at 868 Old US 66 East, zoned A-2, and containing approximately 4.33 acres. The decision was based on the following four (4) Findings and subject to the following sixteen (16) Conditions:

### Findings:

1. This is a request for approval of a Special Use Permit for a Contractor's Yard on a tract of land in the E $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  T10N, R6E, Section 7, located at 868 Old US 66 East, zoned A-2, and containing approximately 4.33 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86, in that the land use is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan Policy G where the proposed use will provide local employment.
4. This request is consistent with the health, safety, and general welfare of the residents of Bernalillo County.

### Conditions:

1. There shall be no outdoor storage.
2. Contractor's and work vehicles shall be stored within an enclosed building.

3. The applicant shall submit a grading and drainage plan for review and approval to the Bernalillo County Public Works Division within 180 days of the final Board of County Commissioners final approval.
4. If necessary, the applicant shall submit a Traffic Impact Analysis to the Bernalillo County Public Works Division for review and approval prior to development.
5. The applicant shall provide an asphalt driveway apron prior to development.
6. The applicant shall obtain a driveway permit from the State Department of Transportation. A copy of the permit shall be provided to the Public Works Division and the Zoning, Building, Planning and Environmental Health Department.
7. At the time of development, well and waste water permits shall be amended for commercial use.
8. The applicant shall submit a Hazardous Materials Handling Plan for review and approval to the Office of Environmental Health.
9. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of  $\frac{3}{4}$  of an acre or more. A copy of the permit shall be submitted to the Zoning, Building, Planning, and Environmental Health Department.
10. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots
11. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.
12. The applicant shall comply with the Bernalillo County Noise Ordinance. Ambient noise levels shall be measured on property boundaries in accordance with Bernalillo County Code, Section 30-115.
13. The applicant shall comply with all applicable Bernalillo County ordinances and regulations
14. The Special Use Permit shall be issued for five (5) years.
15. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Bernalillo County Commission approval.
16. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied to within one year.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (June 6, 2008)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

**STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING AND PLANNING DEPARTMENT:**

Staff recommends approval