

FILE # \_\_\_\_\_

THIS ITEM IS SCHEDULED TO BE HEARD AT A  
MEETING OF THE SANDOVAL COUNTY PLANNING & ZONING COMMISSION

ON \_\_\_\_\_ TIME \_\_\_\_\_

SANDOVAL COUNTY PLANNING & ZONING DEPARTMENT

(505) 867-7628

Application for Amendment to the Zoning Ordinance

Check one:  Zone Map Amendment  
 Petition for Legislative (Text) Amendment

Applicant: PLACITAS STATE CABINERY - JOYCE THOMPSON/AUTREKA MASON  
Daytime Phone: 505-697-2212

Address: P.O. Box 408, Placitas, NM 87043

Agent (if any): CAPDIS PC - BRYAN BOWEN  
Daytime Phone: 303-443-3629

Address: 1510 ZAMIA AVE #103  
Boulder CO 80304

Property Address: RIDGE ROAD & FOREST LANE, PLACITAS 87043

Acreage of Property: ± 6.13 ACRES

Property Legal Description: LOTS 02-B, 02-B, 03A, 03-B, 04 OF PLACITAS SMALL TRACTS AREA, 534, T13N, R4E

Nearest City/Town/Village to Property: BERNALILLO, NM.

A Zone Map Amendment from CD-WP to M-P is requested; or a text amendment to Section \_\_\_\_\_ of the zoning ordinance is requested.

Signature of Applicant or Authorized Agent:

[Handwritten Signature]

Date: 4.6.16

**Required Application Fee must accompany this form.**

**Applications must be received no later than the Twentieth (20<sup>th</sup>) day of the month prior to the month that the Planning & Zoning Commission is to hear your request.**

***ALL MEETINGS OF THE SANDOVAL COUNTY PLANNING & ZONING COMMISSION AND THE BOARD OF COUNTY COMMISSIONERS ARE HELD IN THE COMMISSION ROOM, 1<sup>ST</sup> FLOOR, SANDOVAL COUNTY COURTHOUSE***

FOR OFFICE USE ONLY:

Application Received by: Melinda Hall Date: 4/11/16

File Number: ZNCH-16-001 Receipt Number: 989825

Planning & Zoning Commission Final Action: \_\_\_\_\_

Board of County Commissioners Final Action: \_\_\_\_\_

Date: \_\_\_\_\_

**CONDITIONS OF APPROVAL OR BASIS FOR DISAPPROVAL WILL BE SPECIFIED IN LETTER OF NOTIFICATION**

FILE # \_\_\_\_\_

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ON \_\_\_\_\_ TIME \_\_\_\_\_

**SANDOVAL COUNTY PLANNING & ZONING DEPARTMENT**

(505) 867-7628

Application for Special Review and Approval

Check one: \_\_\_\_\_ Conditional Use Permit  Variance

Applicant: PLACITAS SAGE COHOUSING - JOYCE THOMPSON/ANDREA MASON

Daytime Phone: 505-697-2212

Address: P. O. Box 408, Placitas, NM 87043

Agent (if any): CADDIS PK - BRYAN BOWEN

Daytime Phone: 303-443-3629

Address: 1510 ZAMIA AVE # 103  
Boulder CO 80304

Property Address: RIDGE ROAD & FOREST LANE, PLACITAS 87043

Property Legal Description: LOTS 62-B, 62-B, 63-A, 63-B, 89 OF PLACITAS SMALL TRACTS AREA  
S34, T13N, R4E

Nearest City/Town/Village to Property: BERNALILLO, NM

Description of Conditional use or variance applied for (use extra sheet if necessary):  
SEE ATTACHED

Present Zoning of Property: CD-UP, APPLICATION SUBMITTED FOR WIP

Present Use of Property:

RESIDENTIAL

Signature of Applicant or Authorized Agent:

[Handwritten Signature]

Date: 4.6.16

The Required Application Fee must accompany this form.

Applications must be received no later than the Twentieth (20<sup>th</sup>) day of the month prior to the month that the Planning & Zoning Commission is to hear your request.

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**FOR OFFICE USE ONLY:**

Application Received by: Markus Hill Date: 4/12/16

File Number: V-16-001 Receipt Number: 989826

Planning & Zoning Commission Final Action: \_\_\_\_\_

Date: \_\_\_\_\_

Appeal Filed: Yes  No

If Yes, Date Filed: \_\_\_\_\_

Board of County Commissioners Final Action: \_\_\_\_\_

Date: \_\_\_\_\_

CONDITIONS OF APPROVAL OR BASIS FOR DISAPPROVAL WILL BE SPECIFIED IN LETTER OF NOTIFICATION



**Sandoval County Planning and Zoning Department**

1500 Idalia Rd, Bldg. D

Bernalillo, NM 87004

P.O. Box 40

Bernalillo NM 87004

<http://www.sandovalcounty.com>

505-867-7500

**Placitas Sage Cohousing LLC Project – Variance Request**

4.06.2016

**Relief Requested:**

In conjunction with the concurrent Master Planned District Zone Map Amendment, the Placitas Sage Cohousing Community is requesting relief and consideration on the following design components:

- 1) Future flexibility on exact parking geometry and layout to accommodate accessibility, terrain, and site geometry.
- 2) Future flexibility on the covered parking requirement of one space per unit with the goal of protecting views, ensuring site wheelchair accessibility, and allowing for good site drainage. We request that these covered stalls be optional.
- 3) Flexibility on final minimum parking count based on occupancy type. For seniors units with a typical occupancy rate of one person per dwelling unit and a lower than average rate of car ownership, 1.5 stalls/unit + 10% is more than necessary, resulting in an increase in site disturbance and loss of natural environment.
- 4) No additional parking requirements for the small gallery use, as this is already demonstrated to be a compatible use in the community that fits within the residential usage patterns.
- 5) Final interior lot line layout to be finalized through a Summary Subdivision Process responding to State water and septic requirement and Sandoval County zoning requirements. The perimeter boundary is set, however the interior lot lines require further review and input from these entities.

Respectfully,

A handwritten signature in black ink, appearing to be 'Bryan Bowen'.

Bryan Bowen, Caddis PC

Kathryn McCamant, CoHousing Solutions

Jim Madueña, JG Madueña Homes

Joyce Thompson and Andrea Mason, Placitas Sage Cohousing

caddis architecture, planning, etc.

1510 Zamia #103 • Boulder, CO 80304 • tel 303.443.3629 • [info@caddispc.com](mailto:info@caddispc.com) • [www.caddispc.com](http://www.caddispc.com)