

FILE # CU-17-002

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

ON August 22, 2017 TIME 6:00pm

SANDOVAL COUNTY PLANNING & ZONING DEPARTMENT

(505) 867-7628

Application for Special Review and Approval

Check one: Conditional Use Permit Variance

Applicant: ALAN TORRANEN (Fred C. Dobbs LLC)

Daytime Phone: 318-572-7161

Address: 1403 ALGHWAT 313
ALCORNES, NM 87001

Agent (if any): _____

Daytime Phone: N/A

Address: _____
N/A

Property Address: 1403 ALGHWAT 313, ALCORNES NM 87001

Property Legal Description: UPL # 1-023-078-425-02F
S2 T13N R4E MAP 5 TRACT 48B

Nearest City/Town/Village to Property: ALCORNES NM

Description of Conditional use or variance applied for (use extra sheet if necessary):
SELF STORAGE

Present Zoning of Property: CD-AL ORFAZ

A Zone Map Amendment from AGRICULTURAL to COMMERCIAL is requested; or a text amendment to Section _____ of the zoning ordinance is requested.

Signature of Applicant or Authorized Agent:

Ann M. Johnson

Date: 7-15-16

Required Application Fee must accompany this form.

Applications must be received no later than the Twentieth (20th) 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, 1ST FLOOR, SANDOVAL COUNTY COURTHOUSE

FOR OFFICE USE ONLY:

Application Received by: MJA Date: _____

File Number: _____ Receipt Number: _____

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

Petition to build storage units at the Algodones Market

Dear residents of Algodones, we need your support to build storage units on the fenced property next to the Algodones Market located at 1403 highway 313.

The storage units will have no negative effects on our community and will be small 10 ft x 10 ft single story sheds. Only 30 units will be constructed at this time.

This will benefit Algodones by making low cost storage available to the residents of Algodones. The need to drive to Bernalillo and pay high storage costs will be eliminated. A manager will be on the property daily and the lot will be gated and secured. The storage will be open Monday through Saturday 8am to 6pm and closed on Sunday.

This petition will be presented to The Sandoval County Planning and Zoning commission at their February 2017 meeting. Thank you for supporting this project

Questions please contact Charles Tooraen at charles@nles.com or 888-642-01

Petition to build storage units at the Algodones Market

Date	Signature	Printed Name	Address	Phone	Land Owner (Y/N)	If renting, who owns land?
1/11/17	<i>Alan T. Torren</i>	ALAN TORREN	1403 HIGHWAY 313 ALGODONES NM 87001	318 572-2161	Y	
1/11/17	<i>Lorie A. Vigil</i>	LORIE A. VIGIL	1410 Highway 313 Algodones, NM 87001	505- 379-3567	Y	
1/13/17	<i>Alan T. Torren</i>	ALAN TORREN	1403 Highway 313 ALGODONES NM 87001	850 543-1800	Y	
1-21-17	<i>Severity Quinten</i>	SEVERITY QUINTEN	18 Calle San Jose Rd Algodones NM 87001	505- 450- 3796	N	family
1-21-17	<i>Urbina Sanchez</i>	URBINA SANCHEZ	#19 Calle San Jose Algodones, N.M. 87001	505 867-9540	Y	
2/12/17	<i>Robert Gurule</i>	ROBERT GURULE	17 calle San Jose Algodones NM 87001	505 967-2860	Y	Family
2/20/17	<i>Lorella Kovato</i>	LORELLA KOVATO	17 calle San Jose Algodones NM 87001	505 867/9608	Y	Robert Gurule
1/21/17	<i>Mila Gaurule</i>	MILA GAURULE	17 calle San Jose Algodones NM 87001	505 667/2180	Y	Gurule
1/21/17	<i>Chad Lovato</i>	CHAD LOVATO	17 calle San Jose Algodones NM 87001	505/867/9608	Y	Chad Lovato
2-1-17	<i>Chad Lovato</i>	CHAD LOVATO	ALGODONES 87001	261-5700	Y	N/A

Petition to build storage units at the Algodones Market

<u>Date</u>	<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>	<u>Phone</u>	<u>Land Owner (Y/N)</u>	<u>If renting, who owns land?</u>
2/7/17	Virginia Sabalton	Virginia Sabalton	1404 Highway 3B	867-2798	X	me
2/9/17	Sam Hay	Sam Hays	5 Mirror Pond Lane	206-4924	yes	
2/17/17	Fabian Ortiz	Fabian Ortiz	1509 HWY 313 Algodones	228-5827	Yes	owner

COMMERCIAL PROPERTIES ALGODONES

This page can be printed using your internet browser or by CTL + P
Account: R182697

<u>Location</u>	<u>Owner Information</u>	<u>Assessment History</u>
Parcel Number 1-024-078-007-180	Owner Name SPENCE, RICHARD W & CYNTHIA S	Actual Value (2014) \$283,163
Tax Area 802RHE_R - 802RHE_R	Owner Address PO BOX 307 ALGODONES, NM 87001-0307 UNITED STATES OF AMERICA	Primary Taxable \$94,388
Situs Address 1431 HWY 313		Exemption Adjustments:
Legal Summary Legal: S: 1 T: 13N R: 4E Subd: LANDS OF SPENCE CYNTHIA S AND RICHARD W Tract: B		Head of Household Exemption (\$2,000)
		Adjusted Taxable Total \$92,388
		Tax Area: 802RHE_R Mill Levy: 32.079
		Type Actual Assessed Acres SQFT Units
		Residential Land \$50,571 \$16,857 1.177 13068.000 1.000
		Residential Improvement \$232,592 \$77,531 5458.000

Transfers

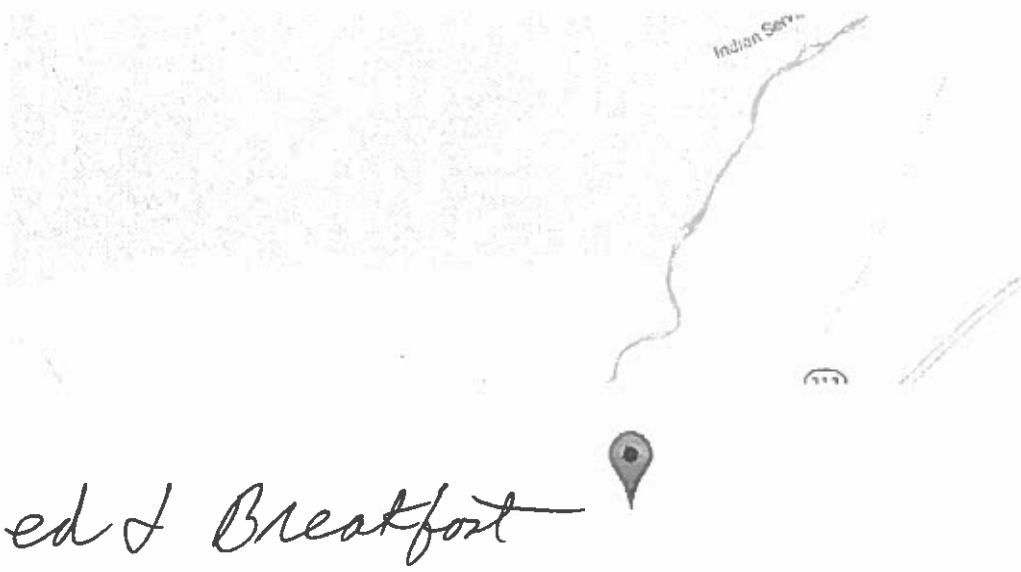
<u>Sale Date</u>	<u>Doc Description</u>
	<u>WARRANTY DEED</u>
	<u>WARRANTY DEED</u>
	<u>PLAT</u>

Images

<u>Tax Year</u>	<u>Taxes</u>	
*2017	\$3,027.88	• Map
2016	\$3,027.88	• Photo
		• Sketch
		• GIS

Focusing On: 1431 HWY 313 ALGODONES 87001

B o B



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 Account: R129739

Location

Parcel Number I-023-078-502-047
 Tax Area 802RHE_R - 802RHE_R
 Situs Address 1408 HWY 313
 Legal Summary Legal: S: 2 T: 13N R: 4E
 Subd: MAP 5 Tract: 26A2, 26B, 28A2A

Owner Information

Owner Name VIGIL, LORIE
 Owner Address PO BOX 444
 BERNALILLO, NM 87004-0444

Assessment History

Actual Value (2013 - Residential Cap applied) \$140,460
 Primary Taxable \$46,820
 Exemption Adjustments:
 Head of Household Exemption (\$2,000)
 Adjusted Taxable Total \$44,820

Tax Area: 802RHE_R Mill Levy: 32.079

Type	Actual	Assessed	Acres	SQFT
Residential Land	\$24,115	\$8,038	0.050	28531.800
Residential Improvement	\$116,345	\$38,782		

Transfers

Sale Date

Doc Description
DEATH CERTIFICATE

Images

Tax Year

Taxes

*2017 \$1,501.94
 2016 \$1,501.94

- [Map](#)
- [Photo](#)
- [Sketch](#)
- [GIS](#)

* Estimated

Focusing On: 1408 HWY 313 ALGODONES 87001

Beef
 Ferry
 PLANT



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Account: R149316

Location

Parcel Number 1-024-078-221-246
Tax Area 802RHE_NR - 802RHE_NR
Situs Address 5 CAMINO KARSTEN
Legal Summary Legal: S: 1 T: 13N R: 4E
Subd: CENTRO DE ALGODONES Lot: 5
PLAT: 2633-B,
FORM COTTONWOOD TRAIL

Owner Information

Owner Name ZANZACH LLC
Owner Address 54 OLD AGUA FRIA RD W
SANTA FE, NM 87508-5948
UNITED STATES OF AMERICA

Assessment History

Actual Value (2014) \$1,231,554
Primary Taxable \$410,518
Tax Area: 802RHE_NR Mill Levy: 37.543
Type Actual Assessed SQFT
Non-Residential Land \$330,055 \$110,018 173713.000
Non-Residential Improvement \$901,499 \$300,500

Transfers

Sale Date
05/02/2013
02/05/2013
02/05/2013

Doc Description
SPECIAL WARRANTY DEED
SPECIAL WARRANTY DEED
WARRANTY DEED
AFFIDAVIT
PLAT

Images

Tax Year	Taxes
*2017	\$15,412.08
2016	\$15,412.08

- [Photo](#)
- [Sketch](#)
- [GIS](#)

* Estimated

Animal Hospital



05/02/2013

05/02/2013
02/05/2013

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Account: R129736

<u>Location</u>	<u>Owner Information</u>	<u>Assessment History</u>	
Parcel Number 1-023-078-500-045	Owner Name VIGIL, LORIE	Actual Value (2013)	\$990
Tax Area 802RHE_NR - 802RHE_NR	Owner Address PO BOX 444	Primary Taxable	\$330
Situs Address	BERNALILLO, NM 87004	Tax Area: 802RHE_NR Mill Levy: 37.543	
Legal Summary Legal: S: 2 T: 13N R: 4E	UNITED STATES OF AMERICA	Type	Actual Assessed Acres
Subd: MAP 5 Tract: 29A		Agriculture Land	\$990 \$330 1.466

Transfers

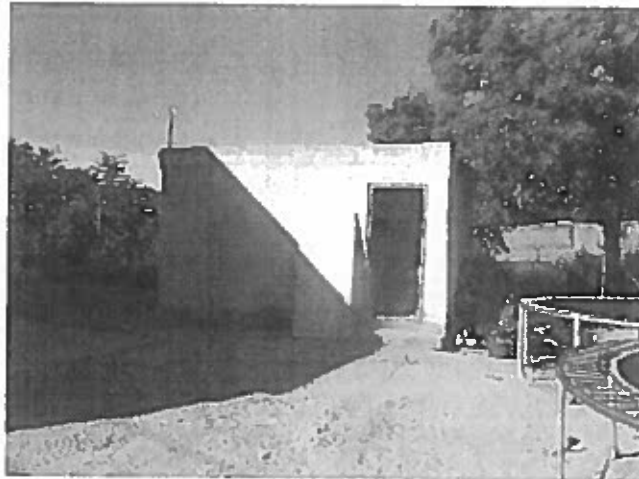
<u>Sale Date</u>	<u>Doc Description</u>
	<u>DEATH CERTIFICATE</u>
	<u>PLAT</u>

Images

<u>Tax Year</u>	<u>Taxes</u>	
*2017	\$12.38	• <u>Photo</u>
2016	\$12.38	• <u>Sketch</u>
		• <u>GIS</u>

* Estimated

*Beef
Jerky
Plant*



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 Account: R031919

<u>Location</u>	<u>Owner Information</u>	<u>Assessment History</u>
Parcel Number 1-023-078-294-184	Owner Name PACHECO, PETER	Actual Value (2017 - Residential Cap applied) \$249,085
Tax Area 802RHE_R - 802RHE_R	DAVID & MCALLISTER, GREGORY R	Primary Taxable \$83,028
Situs Address 15 CALLE ALFREDO	Owner Address 15 CALLE ALFREDO	Exemption Adjustments:
Legal Summary Legal: S: 2 T: 13N R: 4E	ALGODONES, NM 87001	Head of Household Exemption (\$2,000)
Subd: MAP 5 Tract: 73A	UNITED STATES OF AMERICA	Adjusted Taxable Total \$81,028
		Tax Area: 802RHE_R Mill Levy: 32.079
		Type Actual Assessed Acres SQFT Units
		Residential Land \$55,618 \$18,539 1.000 43560.000 1.000
		Residential Improvement \$193,457 \$64,489 5103.000

Transfers

Sale Date	Doc Description
	<u>WARRANTY DEED</u>

Tax Year	Taxes	Images
*2017	\$2,663.46	<ul style="list-style-type: none"> Map Photo Sketch GIS
2016	\$2,585.88	

* Estimated

Focusing On: 15 CALLE ALFREDO ALGODONES 87001

D. St. Clare



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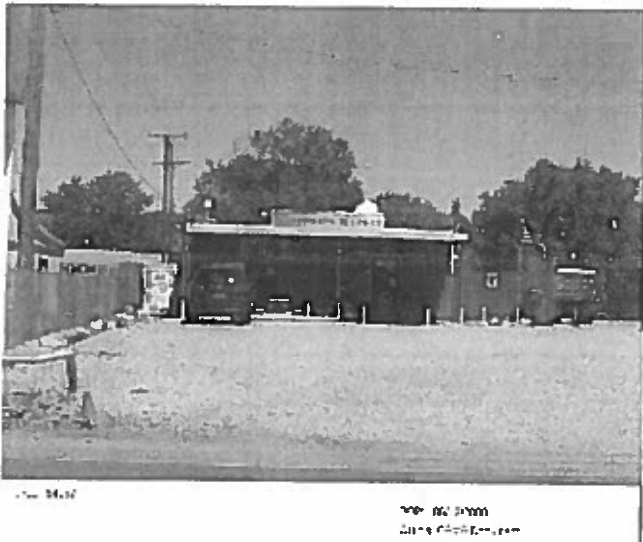
Account: R054287

<u>Location</u>	<u>Owner Information</u>	<u>Assessment History</u>				
Parcel Number 1-023-078-435-098	Owner Name FRED C DOBBS LLC	Actual Value (2017)	\$161,074			
Tax Area 802RHE_NR - 802RHE_NR	Owner Address 784 TRAMWAY PLACE NE	Primary Taxable	\$53,691			
Situs Address 1403 HWY 313	ALBUQUERQUE, NM 87122	Tax Area: 802RHE_NR Mill Levy: 37.543				
Legal Summary Legal: S: 2 T: 13N R: 4E	UNITED STATES OF AMERICA	Type	Actual	Assessed	SQFT	Units
Subd: MAP 5 Tract: 48B		Non-Residential Land	\$94,438	\$31,479	37775.000	1.000
		Non-Residential Improvement	\$66,636	\$22,212		

<u>Transfers</u>	Sale Date	Doc Description
		WARRANTY DEED

Tax Year	Taxes
*2017	\$2,015.72
2016	\$2,015.72

- Images**
- [Photo](#)
 - [Sketch](#)
 - [GIS](#)



Map | Report a map error



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Location

Parcel Number 1-023-078-474-102
Tax Area 802RHE_R - 802RHE_R
Situs Address 1414 313 HWY
Legal Summary Legal: S: 2 T: 13N R: 4E Subd:
MAP 5 Tract: 24

Owner Information

Owner Name LOVATO, RICHARD AND
LORRAINE M
Owner Address PO BOX 565
BERNALILLO, NM 87004-0565
UNITED STATES OF AMERICA

Assessment History

Actual Value (2017)	\$13,389
Primary Taxable	\$4,463
Tax Area: 802RHE_R	Mill Levy: 32.079
Type	Actual Assessed Acres Units
Residential Land	\$13,389 \$4,463 0.380 1.000

Transfers

Sale Date

Doc Description
QUIT CLAIM DEED

Images

Tax Year

Taxes

*2017	\$143.16
2016	\$167.56

- [Map](#)
- [Photo](#)
- [GIS](#)

* Estimated

Focusing On: 1414 313 HWY ALGODONES 87001

A/C
Repair



Map | Report a map error