

March 2, 2026

Sandoval County Planning and Zoning Commission

**ATTN: Daniel J. Beaman**

**RE: ZNCH-26-001: Request by Jonathan & Antoinette Dominguez for a Zone Map Amendment from CD-LP to Special Use District for 2 Calle Taraddei in Placitas, NM**

Dear County Planning and Zoning Commissioners,

This letter concerns the above reference case.

My name is Sharon Chandler. I have lived at 62 Camino del Tecolote, Placitas NM since September 1990. My property is a 3.5 rural residential area that is entirely fenced in. I have been retired for over 20 years and enjoy many outdoor activities such as gardening, home improvement projects, playing horseshoes and spending time with friends on my back patio.

My property is approximately 150 feet directly west of Mr. Dominguez's land and I can easily hear and observe activity taking place on this property. After Mr. Dominguez purchased this land in October 2021, there has been a significant increase in heavy truck and equipment movement and usage, increased noise and air pollution that has negatively impacted the quiet, peaceful environment I have enjoyed for so many years.

Over the next two years, heavy construction vehicles, traffic and noise have continued to increase, many times starting as early as 6am in the morning and going until 7pm at night. There would be a constant stream of gravel trucks, dump trucks and water trucks traveling in front of my property on the way to deliver and unload material on his land. There was also noticeable damage and increase wear to Tecolote Road due to the increase in this type of traffic. To make matters worse, I would hear the incessant beeping of a backhoe moving the materials into huge piles as well as the rumbling from gears being shifted on these trucks.

In April 2025, I reported a suspected unauthorized commercial building material/gravel operation on Mr. Dominguez's land to the Sandoval County Planning and Zoning Commission. This area has been historically zoned as agricultural and residential-not commercial or industrial. I initially sent an email and then had several subsequent phone calls with a former code enforcement officer, Robert McFarland, asking for this violation to be investigated and rectified.

The disruptive and annoying activity continued. It was my understanding that a cease-and-desist citation was being considered but it was never executed because the matter was referred to the Commission's Legal Department.

Although Mr. Dominguez claims this Special Use amendment is to establish appropriate zoning for future family cluster development, a vineyard with limited wine production, a small-scale rural wedding and event venue and storage for company-owned refuse collection trucks, I am greatly concerned that Mr. Dominguez will not restrict the land use to only these stated activities. I'm concerned that the previous unauthorized building material/gravel activity, with its noise, dust, and air pollution, will return and ruin the quiet, peaceful, dark skies I've valued for 36 years. I have also witnessed water trucks dispersing gallons of water at a time to help control the dust issue. I am concerned if Mr. Dominguez is filling these 2000 plus gallons water trucks with the well water on his property. This activity would gravely impact an already delicate and serious water shortage issue. The gravel activity would also significantly decrease the surrounding homeowner's property value.

I plead, no, I beg, this Commission to **DENY** Mr. Dominguez's request for rezoning and special use for this tract of land.

Thank you for your consideration in this most important matter.

Respectfully,

Sharon Chandler



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