

From: John Maxwell Dawkins <jmaxdawkins@gmail.com>

Date: March 6, 2026 at 10:00:32 AM MST

To: Daniel Beaman <dbeaman@sandovalcountynm.gov>

Subject: Proposal ZNCH-26-001 - Jonathan & Antoinette Dominguez Rezoning Request Dispute

Hello Mr. Beaman

My name is John Maxwell Dawkins and I am the owner of one of the properties located contiguously to Mr. and Mrs. Dominguez's property in question located at 2 Taradei Ln. I am reaching out to ask of you to deny the request to re-zone the Dominguez's property as a special use property. After reading through their proposal, I understand their special use request to include:

- Re-establishment of a vineyard – limited wine production (NOT commercial – small scale and nonindustrial)
- Use of the historic residential structure and construction of a single family home – for use by the owner, immediate family members, and short stays for guests
- Development of a small-scale wedding and event venue
- Parking of company owned refuse trucks

As the property is already zoned as agricultural, items one and two should already be permissible. If their biggest intent is to use the property as an event venue, what does parking their refuse trucks have to do with anything? This request seems to side-step their true intentions, based on their current activities with the property. I understand needing to level the property to build a single-family home, but, based on the attached photos taken from my property, it appears that excavation has already exceeded that amount of Earth moving. Along with that, I find it odd that they have gone ahead and organized gravel into piles. If you look at the photos attached (taken from my property on the southern border of their property), you can see it's starting to look like a small gravel yard. They also propose low intensity vehicular usage. Based on the current amount of heavy truck traffic that goes to the property, I anticipate an increase in the traffic of heavy trucks down Camino del Tecolote. That heavy intensity is rough on the road, unsafe with our normal traffic and just plain noisy. To that end, when the trucks make their way to the property, it's just noisy, no matter how you cut it. The heavy truck traffic just indicates more than just parking, based on my observation. It's not a guarantee, but the potential for heavy water usage scares me as a resident, as we're all on individual wells and that heavy water usage can lead to serious implications to our water table. Along with that, all these trucks just are an eye sore - they go against the intent that is the Placitas rural-residential zoning. It's something that I'm not excited to look at out my back door nor my kitchen window. As well as against the spirit of Placitas zoning, we also live in a RESIDENTIAL neighborhood. It's quiet. It's quaint. And it's pretty. We don't need a bunch of heavy trucks cruising down our street on a regular basis. Lastly, if passed, how do we as a county and a community anticipate enforcing rules to keep these proposed activities in line? It's a slippery slope to allow industrial activities to invade our quiet, rural community. Thank you for your time Mr. Beaman and I hope that you're able to see how much opposition this proposal has. It's not the direction I would like to see our community and county go.

Thanks

John Maxwell Dawkins

Owner of 56 Camino del Tecolote

A concerned contiguous neighbor















