

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2
3 Following are the minutes from the City of Las Cruces Development Review Committee
4 meeting held Wednesday, May 4, 2016 at 9:00 a.m. at City Hall, Room 1158, 700 North
5 Main Street, Las Cruces, New Mexico.
6

7 **DRC PRESENT:** Adam Ochoa, Community Development
8 Mark Dubin, Fire Department
9 Chris Mount, Fire Department
10 Meei Montoya, Utilities
11 Rocio Dominguez, CD Engineering Services
12 Tom Murphy, MPO
13

14 **STAFF PRESENT:** Sara Gonzales, Development Services
15 Becky Baum, Recording Secretary, RC Creations, LLC
16

17 **OTHERS PRESENT:** Gerry Donohue, Donohue Land Services
18

19 **I. CALL TO ORDER**

20
21 Ochoa: Call this meeting to order of the DRC. It is 9:01.
22

23 **II. APPROVAL OF MINUTES - February 3, 2016**

24
25 Ochoa: First item on the agenda is the Approval of the Minutes from February 3rd,
26 2016. Do I have any changes on the minutes? I have one minor one, just
27 the, the date on the first page it says the meeting was on "February 3,
28 2015" change that to '16. Other than that can I have a motion to approve
29 the minutes with the change?
30

31 Murphy: Move, move approval.
32

33 Dominguez: Second.
34

35 Ochoa: Okay, all in favor.
36

37 **MOTION PASSES UNANIMOUSLY.**
38

39 Ochoa: All opposed. Approved.
40

41 **III. OLD BUSINESS - NONE**

42
43 Ochoa: Okay we have no Old Business.
44
45
46

1 **IV. NEW BUSINESS**

2
3 **1. Case 65729W: Cardon Estates Waiver**

- 4 • A request for approval of a waiver to the required road improvements
5 for a proposed preliminary plat known as Cardon Estates Subdivision.
6 • The subject property encompasses 2.41 +/- acres, is zoned RE-M
7 (Residential Estate Mobile) and is located on the west side of Bell
8 Road, 336 +/- feet south of its intersection with Stanley Road; a.k.a.
9 5301 Bell Road.
10 • The proposed preliminary plat requires the applicant to provide the
11 required road improvements to Bell Road to bring it up to City
12 standards.
13 • The applicant is proposing a 100% waiver to the required road
14 improvements and is not offering alternatives to the full improvements.
15 • The subject property is non-confirming and currently consists of two
16 mobile homes.
17 • Submitted by Moy Surveying Inc. on behalf of Josie G. Gutierrez, the
18 property owner.
19

20 Ochoa: We just have one item on for New Business. It's Case 65729W, a waiver
21 request for a proposed subdivision known as Cardon Estates. Staff will
22 you please give us an overview on this please.
23

24 Gonzales: Okay this is for Case 65729W. The applicant is requesting a waiver to the
25 required road improvements for the preliminary plat known as Cardon
26 Estates Subdivision. The property does encompass 2.41 acres and is
27 zoned RE-M. It's about 336 feet south of Stanley Road and it is on the
28 west side of Bell Road. The preliminary plat does require road
29 improvements to Bell Road and it will have to meet the City Standards.
30 The road is currently paved however it is not with curb, gutter, or sidewalk.
31 The subject property is non-conforming and currently has two mobile
32 homes on the property and they are trying to subdivide it into three pieces
33 for three different mobile homes. That's the waiver request.
34

35 Ochoa: Okay. Guess we'll go, go around the room to the different departments.
36 Engineering.
37

38 Dominguez: We cannot support the waiver. That's all I have.
39

40 Ochoa: To meet standards I guess.
41

42 Dominguez: Yes, they need to meet ...
43

44 Ochoa: Access standards.
45

46 Dominguez: Yes.

1
2 Ochoa: Okay. Fire.
3
4 Mount: They must also meet City Design Standards.
5
6 Ochoa: Okay. City Utilities.
7
8 Montoya: The Utilities Department does not have issues with this waiver, however
9 we will support other City Departments recommendation.
10
11 Ochoa: And MPO.
12
13 Murphy: We do not support the request.
14
15 Ochoa: Okay. Having heard from all the departments does the applicant's
16 representative have anything else to add or anything to clarify for the
17 minutes?
18
19 Donohue: I'm, I'm think each of you had been given a copy of the letter that we
20 submitted on behalf of the owner. She's an elderly, widowed lady that
21 wants to live with her children and it seems undoable if she has to do the
22 road improvements, so it's ... what I'm, what I'm hoping is that P&Z will
23 vote on the variance without us having to prepare the subdivision and
24 incur the experience that, that she wouldn't want to, to do if she wouldn't
25 get the variance.
26
27 Ochoa: Okay. So to clarify, the waiver's coming before the actual subdivision will
28 come.
29
30 Donohue: That's correct.
31
32 Ochoa: Okay. And so as you stated so the applicant is essentially subdividing for
33 family purposes, to have her children ...
34
35 Donohue: Yes. She wants to live on one lot and her two children to live on the other
36 two.
37
38 Ochoa: Okay. And also just wanted to note there are two mobile homes on the
39 property currently, so the property since it's just one lot it is currently non-
40 conforming already, having two homes on a single-family lot. So, I mean
41 technically this would kind of bring this into compliance with current code.
42 Just, just stating that for the minutes for people that review. Okay. Other
43 than that ...
44
45 Dominguez: I just have a question. How come there's two mobile homes there? Was
46 it be, when it was in the County or?

1
2 Ochoa: *(inaudible)*
3
4 Donohue: They weren't really sure when the annexation took place, but the two
5 homes have been there for years.
6
7 Dominguez: Okay. Thank you.
8
9 Ochoa: Staff's knowledge of the area, I believe this was annexed into the City as
10 is if you will, just like a number of lots out there are existing with multiple
11 homes on them, so basically was annexed into the City as it, as it exists
12 now.
13
14 Dominguez: Thank you.
15
16 Ochoa: No problem. Thank you. Anything else, anything else to add? Findings?
17
18 Gonzales: No, this will just, this recommendation would be for a denial to the P&Z
19 and then from P&Z they can recommend theirs to City Council.
20
21 Ochoa: We still need a vote on it so we'll see what DRC recommends. Other than
22 that do I have a motion on this case?
23
24 Dominguez: I move to approve the waiver.
25
26 Murphy: Second.
27
28 Ochoa: Second then. All in favor say "aye." All opposed "nay."
29
30 MOTION DOES NOT PASS, UNANIMOUSLY.
31
32 Ochoa: So the waiver request will move forward to P&Z with recommendation for
33 denial from the DRC. Other than that we have no other business.
34
35 **V. ADJOURNMENT**
36
37 Ochoa: Can I have a motion to adjourn please?
38
39 Murphy: Motion to adjourn.
40
41 Dominguez: Second
42
43 Montoya: Second.
44
45 Ochoa: We are adjourned at 9:07.
46

1 Donohue: Thank you.

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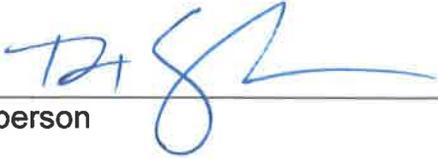
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Chairperson