



**DRAFT AGENDA  
VILLAGE OF TIJERAS  
PUBLIC HEARING  
FRIDAY, MARC 31, 2023 AT 6:00 P.M.  
VILLAGE COUNCIL CHAMBERS**

1. **Call to Order**

|                            |
|----------------------------|
| Meeting called to order at |
|----------------------------|

**Please turn off cell phones or set to silent mode**

2. **Pledge of Allegiance**

3. **Roll Call/Determination of Quorum**

|                |     |    |  |    |  |    |  |
|----------------|-----|----|--|----|--|----|--|
| MA             |     | YG |  | JO |  | MW |  |
| Quorum present | Yes | No |  |    |  |    |  |

4. **Introduction of Guests**

Jessica Nixon, Village Attorney

5. **Public Comment**

6. **Approval of Agenda**

|  |                 |        |        |  |
|--|-----------------|--------|--------|--|
| <b>A<br/>C<br/>T<br/>I<br/>O<br/>N</b> | Motion          |        |        | <b>Councilor Armenta-<br/>Councilor Garcia-<br/>Councilor Ortiz-<br/>Councilor Wilson-</b> |
|  | Made by:        |        |        |  |
|  | Second by:      |        |        |  |
|  | Motion carried? | PASSED | FAILED |  |

7. **Council to Open Public Hearing and Hear Public Comment on Proposed Ordinance 235**

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

8. **Council to Close Public Hearing on Proposed Ordinance 230**

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

9. **Council to Review and Take Action on Ordinance 230 – Adopting a Municipal Gross Receipts Tax**

[Attachment A - Draft Ordinance 235 Adopting a Municipal Gross Receipts Tax.pdf](#)

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

10. **Council to Open Public Hearing and Hear Public Comment on ZA 1168**

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

11. **Council to Close Public Hearing on ZA 1168**

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

**12. Council to Review and Take Action on ZA 1168 – Alexa Alvarez 10 Camino Municipal – Proposed Subdivision**

[Attachment B - ZA 1168 - Alexa Alvarez 10 Camino Municipal - Proposed Subdivision.pdf](#)

[Attachment C - 022223 Approved P&Z Minutes.pdf](#)

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

**13. Council to Open Public Hearing and Hear Public Comment on ZA 1169**

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

**14. Council to Close Public Hearing on ZA 1169**

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

**15. Council to Review and Take Action on ZA 1169 – Jonathan Ortiz 17 Tijeras Avenue – Proposed Zone Change**

[Attachment D - ZA 1169 - Jonathan Ortiz 17 Tijeras Ave - Proposed Zone Change.pdf](#)

[Attachment C - 022223 Approved P&Z Minutes.pdf](#)

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

**16. Council to Open Public Hearing and Hear Public Comment on ZA 1170**

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

**17. Council to Close Public Hearing on ZA 1170**

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

**18. Council to Review and Take Action on ZA 1170 – Nathan and Betsy Hawkins 11795 NM-337 – Proposed Zone Change**

[Attachment E - ZA 1170 - Nathan and Betsy Hawkins 11795 NM 337 - Proposed Zone Change.pdf](#)  
[Attachment F - 030823 Draft P&Z Minutes.pdf](#)

|                            |                 |        |        |  |
|----------------------------|-----------------|--------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          |        |        | Councilor Armenta-<br>Councilor Garcia-<br>Councilor Ortiz-<br>Councilor Wilson- |
|                            | Made by:        |        |        |  |
|                            | Second by:      |        |        |  |
|                            | Motion carried? | PASSED | FAILED |  |

**19. Updates**

- a. Mayor
- b. Councilors
- c. Clerk
- d. Deputy Clerk
- e. Departments

**20. Time and Place of Next Meetings**

*THE NEXT MEETING OF THE VILLAGE OF TIJERAS GOVERNING BODY WILL BE HELD ON MONDAY, APRIL 3, 2023.*

**ADJOURNMENT**

The Governing Body may revise the order of the agenda items considered at this Open Meeting. If you are an individual with a disability who is in need of a reader, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 281-1220 at least four (4) calendar days prior to the meeting. Public documents including the agenda and minutes can be provided in digital or hardcopy format. The Village of Tijeras strictly prohibits any form of unlawful discrimination based on race, color, religion, gender identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any program, activity, or service sponsored by the Village. Contact the office of the Village Clerk for more information.



**VILLAGE OF TIJERAS****ORDINANCE NO. 235****AN ORDINANCE ADOPTING A MUNICIPAL GROSS RECEIPTS TAX**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF TIJERAS, NEW MEXICO:**

**SECTION 1. Imposition of Tax.** There is imposed on any person engaging in business in this municipality for the privilege of engaging in business in this municipality and excise tax equal to nine-twentieths of one percent (0.45%) of the gross receipts reported or required to be reported by the person pursuant to the New Mexico Gross Receipts and Compensating Tax Act as it now exists or as it may be amended. The tax imposed under this ordinance is pursuant to the Municipal Local Option Gross Receipts Taxes Act as it now exists or as it may be amended and shall be known as the “unrestricted municipal gross receipts tax.”

**SECTION 2. General Provisions.** This ordinance hereby adopts by reference all definitions, exemptions and deductions contained in the Gross Receipts and Compensating Tax Act as it now exists or as it may be amended.

**SECTION 3. Specific Exemptions.** No municipal gross receipts tax shall be imposed on the gross receipts arising from:

- A. transporting persons or property for hire by railroad, motor vehicle, air transportation or any other means from one point within the municipality to another point outside the municipality;
- B. a business located outside the boundaries of a municipality on land owned by that municipality for which a state gross receipts tax distribution is made pursuant to Subsection C of 7-1-6.4 NMSA 1978; or
- C. direct broadcast satellite services.

**SECTION 4. Dedication.** Revenue from the municipal gross receipts tax will be used for the unrestricted purpose listed below:

**GENERAL FUND**

**SECTION 5. Effective Date.** The effective date of the municipal gross receipts tax shall be either January 1, or July 1, whichever date occurs first after the expiration of three months from the date this ordinance is adopted, unless an election is held on the question of approving the ordinance, in which case the effective date shall be either January 1 or July 1, whichever date occurs first after the expiration of three months from the date when the results of the election are certified to be in favor of the ordinance’s adoption and the adopted ordinance is delivered or mailed to the Taxation and Revenue Department.

COMPILING CLAUSE: This Ordinance shall be incorporated in and compiled as a part of the Code of Ordinances of the Village of Tijeras, as provided herein.

**PASSED, APPROVED AND ADOPTED** by the Governing Body of the Village of Tijeras, New Mexico, on this 31<sup>st</sup> day of March, 2023.

APPROVED:

\_\_\_\_\_  
Jake Bruton  
Mayor

ATTEST:

\_\_\_\_\_  
Nicolas Kennedy  
Village Clerk

DRAFT

ZA # 1168

Village of Tijeras Planning & Zoning Commission  
PO BOX 9; #12 Camino Municipal, Tijeras NM 87059  
(505) 281-1220 Fax (505) 281-0948

Email: [clerk@tijerasnm.gov](mailto:clerk@tijerasnm.gov)

JAKE BRUTON  
MAYOR

DAVID THOMPSON  
CHAIRMAN

COMMISSIONERS  
ERNEST BARNES  
JEFF CLAYPOOL  
RAMON GARCIA  
ALAN HASKINS

**THE DEADLINE FOR SUBMISSION IS 12:00PM THE THURSDAY BEFORE EACH PLANNING AND ZONING HEARING— NO EXCEPTIONS. MEETINGS ARE HELD THE SECOND AND FOURTH WEDNESDAYS OF EACH MONTH, EXCEPT FOR HOLIDAYS.**

**Administrative Review**

IN ACCORDANCE WITH SECTION II OF THE TIJERAS ZONING ORDINANCE - NO BUILDING OR STRUCTURE SHALL BE ERECTED, IMPROVEMENTS CONSTRUCTED, NO EARTH, TREES, FLOODWAYS, OR ARROYOS SHALL BE MATERIALLY DISTURBED, NOR MOBILE HOME INSTALLED UPON ANY PREMISES WITHIN THE VILLAGE WITHOUT BEING REVIEWED BY THE ZONING COMMISSION.

**REQUIRED INFORMATION:**

Land Owner Alexa Alvarez Telephone [REDACTED]

Mailing Address [REDACTED]

Tenant N/A

Mailing Address N/A

Location of Property 10 Camino Municipal, Tijeras, NM 87059

Description of Proposed Development Summary preliminary/final plat submission for proposed subdivision of the property located at 10 Camino Municipal. See attached materials.

**For Office Use Only:**

Fee Paid: 2/16/2023 File Number \_\_\_\_\_

Date Started 1/3/2023 Date Completed: \_\_\_\_\_

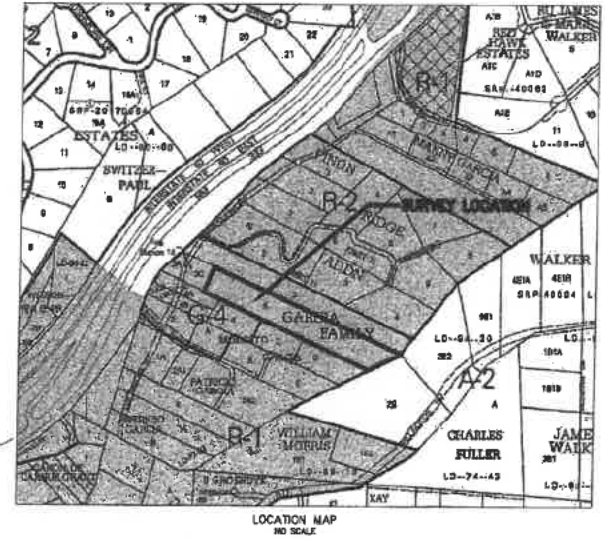
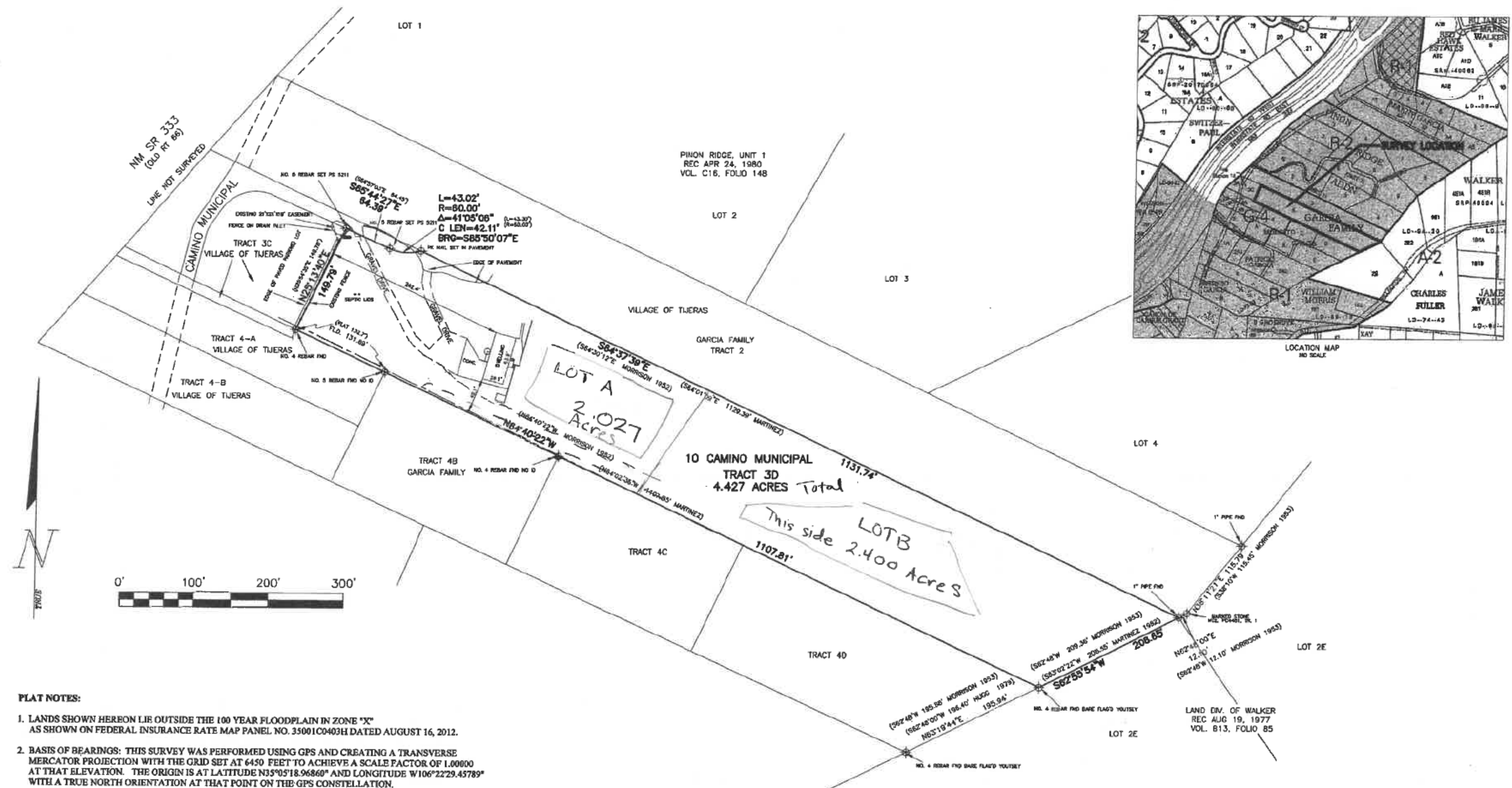
"With pride in our past, and faith in our future"

**BOUNDARY SURVEY OF TRACT 3D, GARCIA FAMILY  
PART OF TRACT 3, GARCIA FAMILY BY D.T. MORRISON REC. AUG. 5, 1953  
AND AS SURVEYED BY THOMAS MARTINEZ NOVEMBER 1, 1982  
IN PC TRACT 4481, TRACT 2  
WITHIN THE SW¼, SECTION 14, T.10N., R.5E., N.M.P.M.  
TIJERAS, BERNALILLO COUNTY, NEW MEXICO**

DOC# 201908181  
08/06/2019 10:28 AM Page: 1 of 1  
SRV# R:525.00 B: 20190 P: 0070 Linda Stover, Bernalillo County  
818 11 11

SCALE: 1"=100'

AUGUST, 2019



**PLAT NOTES:**

1. LANDS SHOWN HEREON LIE OUTSIDE THE 100 YEAR FLOODPLAIN IN ZONE "X" AS SHOWN ON FEDERAL INSURANCE RATE MAP PANEL NO. 35001C0403H DATED AUGUST 16, 2012.
2. BASIS OF BEARINGS: THIS SURVEY WAS PERFORMED USING GPS AND CREATING A TRANSVERSE MERCATOR PROJECTION WITH THE GRID SET AT 6450 FEET TO ACHIEVE A SCALE FACTOR OF 1.00000 AT THAT ELEVATION. THE ORIGIN IS AT LATITUDE N35°05'18.96860" AND LONGITUDE W106°22'29.45789" WITH A TRUE NORTH ORIENTATION AT THAT POINT ON THE GPS CONSTELLATION.
3. ALL DISTANCES ARE GROUND AND IN U.S. SURVEY FEET.
4. DATA IN PARENTHESES ARE ORIGINAL RECORDED DATA.
5. REFERENCES: A. SURVEY BY D.T. MORRISON GARCIA FAMILY REC. AUG. 5, 1953 VOL. B-2, FOLIO 155  
B. SURVEY BY THOMAS MARTINEZ DATED NOV. 1, 1982 GARCIA FAMILY TRACT 3  
C. SURVEY BY RUSS HUGG GARCIA FAMILY TRACTS 4 AND 5 REC. JUN. 18, 1980 VOL. C-16, FOLIO 193  
D. PINON RIDGE ADD. REC. APR. 24, 1980, VOL C-16, FOLIO 148  
E. QCD SAMUEL GARCIA, ET AL TO VILLAGE OF TIJERAS REC. SEP. 11, 1990 901S PG. 1767  
F. SURVEY BY RUSS HUGG GARCIA FAMILY TRACTS 4 REC. OCT. 20, 1980 VOL. C-17, FOLIO 108  
G. QCD KELLEY TO JOANN CAHILL REC. JUN. 15, 2007 DOC. 2007087795  
H. TRACTS 1E, 2E, 3E & 4E JAMES WALKER LAND DIV. REC. AUG. 19, 1977 VOL. B-13, FOLIO 85

**SURVEYORS CERTIFICATE**  
I, JAMES A. BOTSFORD, NEW MEXICO PROFESSIONAL SURVEYOR NO. 5211, HEREBY CERTIFY THIS SURVEY PLAT AND THE ACTUAL ON THE GROUND SURVEY WHICH IT IS BASED WERE PERFORMED BY ME. THAT I AM RESPONSIBLE FOR THIS BOUNDARY SURVEY. THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. THAT THIS PLAT AND SURVEY IS A BOUNDARY SURVEY AND NOT A CADASTRAL SURVEY OF ANY KIND.

JAMES A. BOTSFORD, N.M.S. NO. 5211 DATE: Aug 5, 2019

**BOTSFORD SURVEYING SERVICES, LLC**  
SANDIA PARK, NEW MEXICO 87047  
Phone 505-286-8081

| INDEXING INFORMATION FOR COUNTY CLERK |   |
|---------------------------------------|---|
| OWNERS:                               | JOANN CAHILL  |
| ADDRESS:                              | PO BOX 76<br># 10 CAMINO MUNICIPAL<br>TIJERAS, NEW MEXICO 87059 |
| PROPERTY I.D.                         | 1 029 058 315 103 401 47  |
| SECTION 14, T.10N., R.6.E., N.M.P.M.  |   |
| DOC. NO.                              | 2007087795  |
| DATE:                                 | JUNE 15, 2007   |





Print

TAX AND PAYMENT HISTORY FOR: [REDACTED]

| YEAR   | NET TAXABLE      | TAX             | INTEREST    | PENALTY     | FEES        | PAID             | AMOUNT DUE                    |
|--|------------------|-----------------|-------------|-------------|-------------|------------------|-------------------------------|
| 2013   | 29,464           | 915.04          | 0.00        | 0.00        | 0.00        | -915.04          | 0.00                          |
| 2014   | 30,407           | 942.48          | 0.00        | 0.00        | 0.00        | -942.48          | 0.00                          |
| 2015   | 31,379           | 978.02          | 0.00        | 0.00        | 0.00        | -978.02          | 0.00                          |
| 2016   | 32,380           | 1,011.88        | 0.00        | 0.00        | 0.00        | -1,011.88        | 0.00                          |
| 2017   | 33,412           | 1,046.98        | 0.00        | 0.00        | 0.00        | -1,046.98        | 0.00                          |
| 2018   | 34,473           | 1,082.32        | 0.00        | 0.00        | 0.00        | -1,082.32        | 0.00                          |
| 2019   | 35,567           | 1,125.28        | 0.00        | 0.00        | 0.00        | -1,125.28        | 0.00                          |
| 2020   | 36,695           | 1,160.80        | 46.40       | 29.00       | 0.00        | -1,236.20        | 0.00                          |
| 2021   | 81,559           | 2,542.20        | 0.00        | 0.00        | 0.00        | -2,542.20        | 0.00                          |
| 2022   | 80,592           | 2,527.60        | 0.00        | 0.00        | 0.00        | -1,263.80        | 1,263.80                      |
| <b>Summary of Taxes Due</b>                        |                  |                 |             |             |             |                  | <b>Amount Due Valid until</b> |
| <b>1st Half Delinquent after Dec. 10, 2022</b>     |                  |                 |             |             |             |                  | <b>3/10/2023</b>              |
| <b>2nd Half Delinquent after May 10, 2023</b>      |                  |                 |             |             |             |                  |                               |
| <b>Payment information Current as of 2/14/2023</b> |                  |                 |             |             |             |                  |                               |
|  | 1ST HALF DUE     | 1,263.80        | 0.00        | 0.00        | 0.00        | -1,263.80        | 0.00                          |
|  | 2ND HALF DUE     | 1,263.80        | 0.00        | 0.00        | 0.00        | 0.00             | 1,263.80                      |
|  | <b>TOTAL DUE</b> | <b>2,527.60</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>-1,263.80</b> | <b>1,263.80</b>               |

SEARCH BY

- Property Address
- Parcel ID

ASSESSMENT RECORDS

- Current Ownership Data
- Notice of Values
- 

TREASURER RECORDS

- Tax Bill
- Property Tax Calculator
- Tax & Payment History
- **\*\*\*Pay Online\*\*\***

SEARCH MANAGER

- Previous
- Next
- Return to List

PORTFOLIO

- Add to Portfolio
- Portfolio Manager

To get Current Pay online Now!

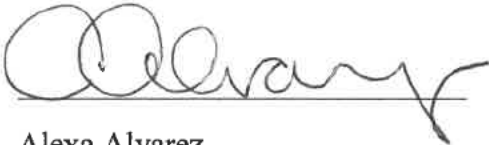
Note!! All payments will be applied to Penalty and Interest First then the Oldest Tax Bill

[CLICK HERE TO PAY YOUR TAXES](#)

February 16, 2023

Dear members of the Village of Tijeras Planning and Zoning Commission:

I, Alexa Alvarez, certify that the subdivision for which I am applying is proposed with my free consent and in accordance with my desire as the owner of the land.

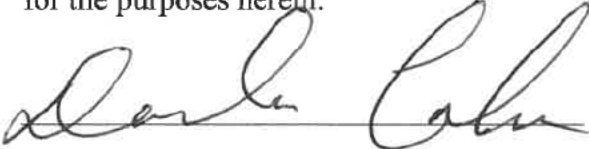


Alexa Alvarez

State of New Mexico

County of Bernalillo

Acknowledgement: On the 16 day of February (month) of 2023, the above named person, either personally known to me or identified through satisfactory evidence, appeared to me and indicated that he/she signed the foregoing document voluntarily for the purposes herein.



Signature of Notarial Official

{SEAL}

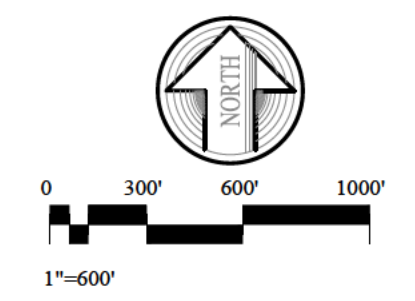
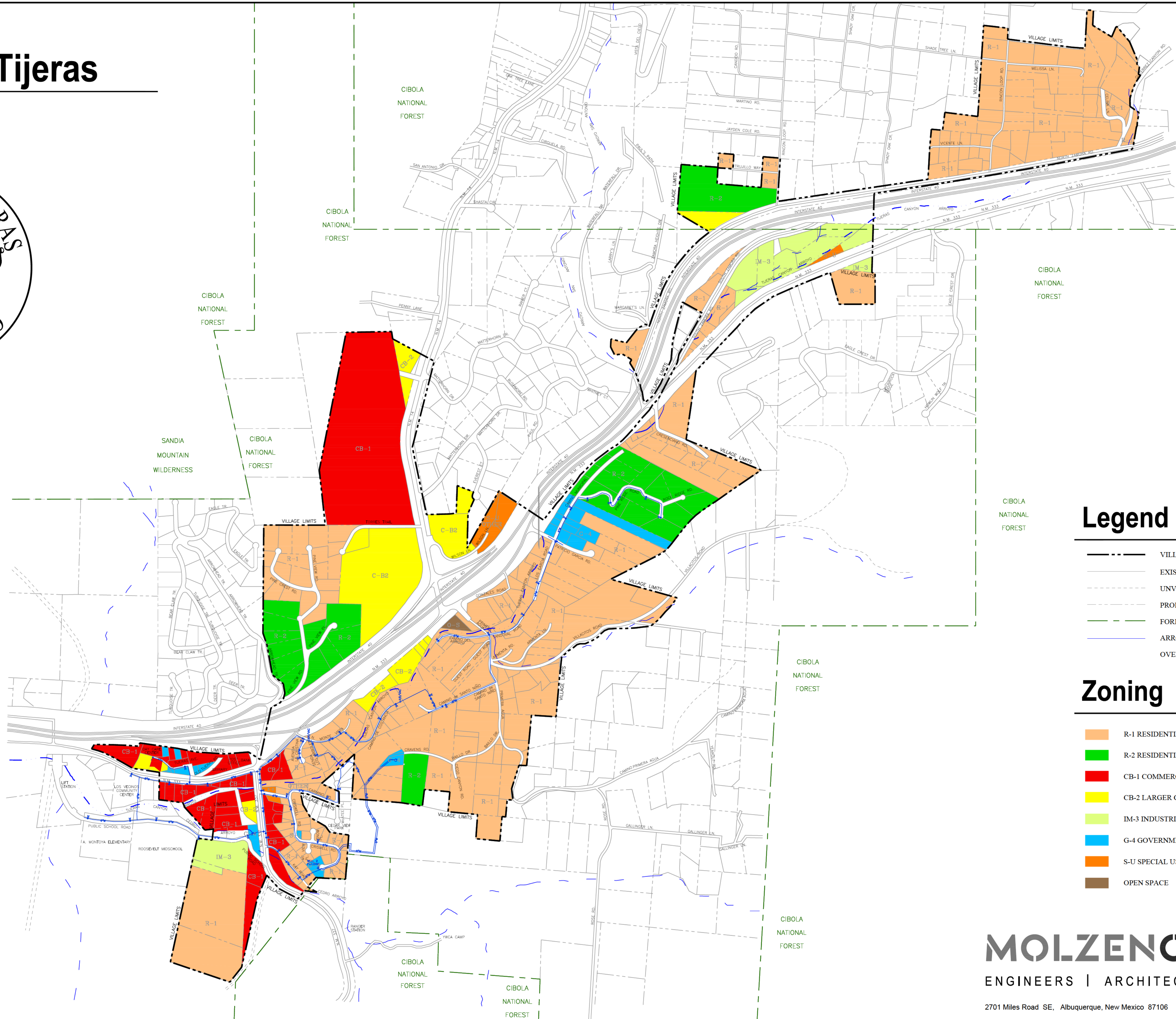
My Commission Expires 12/23/2023

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Darlene Caroline Coleman  
Commission Number 1113904  
My Commission Expires 12/23/2023



# Village of Tijeras

## Zoning Map



### Legend

- VILLAGE LIMITS
- EXISTING ROAD
- UNVERIFIED ROAD
- PROPERTY LINE
- FOREST BOUNDARY
- ARROYO FLOWLINE
- OVERHEAD TRANS.

### Zoning

- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- CB-1 COMMERCIAL DEVELOPMENT
- CB-2 LARGER COMMERCIAL DEVELOPMENT
- IM-3 INDUSTRIAL/MANUFACTURING/SERVICE ZONE
- G-4 GOVERNMENT/INSTITUTIONAL
- S-U SPECIAL USE OTHER
- OPEN SPACE

# MOLZENCORBIN

ENGINEERS | ARCHITECTS | PLANNERS

2701 Miles Road SE, Albuquerque, New Mexico 87106 505 242 5700 office Molzencorbin.com





**MINUTES  
PLANNING AND ZONING HEARING  
WEDNESDAY, FEBRUARY 22, 2023 6:00pm  
VILLAGE COUNCIL CHAMBERS**

**1) Call to Order**

Meeting called to order at 6:00 PM

**TURN OFF OR SILENCE  
CELL PHONES**

**2) Pledge of Allegiance**

The Planning and Zoning Commission recited the Pledge of Allegiance.

**3) Roll Call**

|    |   |    |   |    |   |    |   |    |   |    |   |
|----|---|----|---|----|---|----|---|----|---|----|---|
| EB | ✓ | RG | ✓ | AH | ✓ | NK | ✓ | DT | ✓ | JC | ✓ |
|----|---|----|---|----|---|----|---|----|---|----|---|

**4) Introduction of Guests**

Jonathan Ortiz, Applicant  
Matt Armenta, Village Resident

Alexa Alvarez, Applicant

**5) Public Comment**

None

**6) Approval and/or Amendment of the Agenda**

|          |              |                               |
|----------|--------------|-------------------------------|
| <b>A</b> | Motion made? | <b>Approval of the Agenda</b> |
|----------|--------------|-------------------------------|

|                       |                 |                       |        |  |
|-----------------------|-----------------|-----------------------|--------|--|
| C<br>T<br>I<br>O<br>N | Made by:        | Commissioner Haskins  |        | Commissioner Barnes- Yes<br>Commissioner Claypool-Yes<br>Commissioner Garcia- Yes<br>Commissioner Haskins- Yes<br>Commissioner Thompson- Yes |
|                       | Second by:      | Commissioner Thompson |        |  |
|                       | Motion carried? | Passed                | Failed |  |

### 7) Approval and/or Amendment of the previous minutes

[Attachment A – 020823 Draft Minutes.pdf](#)

|                            |                 |                                  |        |  |
|----------------------------|-----------------|----------------------------------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion made?    | <b>Approval of Draft Minutes</b> |        |  |
|                            | Made by:        | Commissioner Thompson            |        | Commissioner Barnes- Yes<br>Commissioner Claypool-Yes<br>Commissioner Garcia- Yes<br>Commissioner Haskins- Yes<br>Commissioner Thompson- Yes |
|                            | Second by:      | Commissioner Haskins             |        |  |
|                            | Motion carried? | Passed                           | Failed |  |

### 8) Swearing in of Applicants

*The applicants were sworn in by Clerk Kennedy.*

### 9) Commission to Review and Make Recommendation to Village Council – ZA 1169 – Jonathan Ortiz 17 Tijeras Avenue – Proposed Zone Change.

[Attachment B – ZA 1169- Jonathan Ortiz 17 Tijeras Ave- Proposed Zone Change.pdf](#)

Applicant Jonathan Ortiz explained this property is adjacent to several he purchased from the Village and he would like the properties to have uniform zoning of CB-2 so that he may develop them.

|                            |                 |                           |        |  |
|----------------------------|-----------------|---------------------------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion made?    | <b>Recommend Approval</b> |        |  |
|                            | Made by:        | Commissioner Thompson     |        | Commissioner Barnes- Yes<br>Commissioner Claypool-Yes<br>Commissioner Garcia- Yes<br>Commissioner Haskins- Yes<br>Commissioner Thompson- Yes |
|                            | Second by:      | Commissioner Garcia       |        |  |
|                            | Motion carried? | Passed                    | Failed |  |

### 10) Commission to Review and Make Recommendation to Village Council – ZA 1168 – Alexa Alvarez 10 Camino Municipal – Proposed Subdivision

[Attachment C – ZA 1168- Alexa Alvarez 10 Camino Municipal – Proposed Subdivision.pdf](#)

Clerk Kennedy explained that Ms. Alvarez has already conducted the pre-application hearing before the Commission and that she has provided all the necessary documentation to move forward.

|  |                 |                           |  |  |
|--|-----------------|---------------------------|--|--|
| <b>A<br/>C<br/>T<br/>I<br/>O<br/>N</b> | Motion made?    | <b>Recommend Approval</b> |  |  |
|  | Made by:        | Commissioner Haskins      | Commissioner Barnes- Yes<br>Commissioner Garcia- Yes<br>Commissioner Haskins- Yes<br>Commissioner Thompson- Yes<br>Commissioner Claypool-Yes |  |
|  | Second by:      | Commissioner Barnes       |  |  |
|  | Motion carried? | <b>Passed</b>             |  |  |

**11) Announcements**

Clerk Kennedy made mention that the Clerk’s office received a complaint from a Village resident that Wells Fargo installed some new lights that are shining extremely bright on the property late at night. Clerk Kennedy intends to draft a letter notifying the bank to have the lights addressed.

Deputy Clerk Limon made mention of the State of the Village Address Mayor Bruton will be delivering on February 28<sup>th</sup> and would appreciate the attendance and support of the Planning & Zoning Commission.

**12) Time and Place of Next Meetings**

March 8th at Village Hall

*VILLAGE OF TIJERAS PLANNING AND ZONING COMMISSION MEETINGS ARE SCHEDULED FOR THE SECOND AND FOURTH WEDNESDAY OF EACH MONTH. FOR UP-TO-DATE INFORMATION ON MEETINGS OF THE PLANNING AND ZONING COMMISSION, VISIT TIJERASNM.GOV.*

**Adjournment**

The meeting adjourned at 6:27 PM

*Excerpt from the NM Open Meetings Act Section 10-15-1 (A): All meetings of any public body except the legislature and the courts shall be public meetings, and all persons desiring shall be permitted to attend and listen to the deliberations and proceedings. Reasonable efforts shall be made to accommodate the use of audio and video recording devices. The P&Z Commission may revise the order of the agenda items considered at the Open Meeting. If you are an individual with a disability who is in need of an amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at 505-281-1220 at least three (3) days prior to the meeting.*

1169

ZA # \_\_\_\_\_

Village of Tijeras Planning & Zoning Commission  
PO BOX 9; #12 Camino Municipal, Tijeras NM 87059  
(505) 281-1220 Fax (505) 281-0948

Email: [clerk@tijerasnm.gov](mailto:clerk@tijerasnm.gov)

JAKE BRUTON  
MAYOR

DAVID THOMPSON  
CHAIRMAN

COMMISSIONERS  
ERNEST BARNES  
JEFF CLAYPOOL  
RAMON GARCIA  
ALAN HASKINS

THE DEADLINE FOR SUBMISSION IS 12:00PM THE THURSDAY BEFORE EACH PLANNING AND ZONING HEARING— NO EXCEPTIONS. MEETINGS ARE HELD THE SECOND AND FOURTH WEDNESDAYS OF EACH MONTH, EXCEPT FOR HOLIDAYS.

### Administrative Review

IN ACCORDANCE WITH SECTION II OF THE TIJERAS ZONING ORDINANCE - NO BUILDING OR STRUCTURE SHALL BE ERECTED, IMPROVEMENTS CONSTRUCTED, NO EARTH, TREES, FLOODWAYS, OR ARROYOS SHALL BE MATERIALLY DISTURBED, NOR MOBILE HOME INSTALLED UPON ANY PREMISES WITHIN THE VILLAGE WITHOUT BEING REVIEWED BY THE ZONING COMMISSION.

**REQUIRED INFORMATION:**

Land Owner Jonathan Ortiz Telephone [REDACTED]  
Mailing Address [REDACTED]  
Tenant \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Location of Property 17 Tijeras Ave Tijeras NM 87059  
Description of Proposed Development Changing zoning to match surrounding property. change from CB1 to CB2

**For Office Use Only:**

Fee Paid: 2/9/2023 File Number \_\_\_\_\_  
Date Started 2/9/2023 Date Completed: \_\_\_\_\_

"With pride in our past, and faith in our future"



LEGAL DESCRIPTIONS

TRACT C  
 BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHENCE CANON DE CARNUE GRANT CORNER MC14 BEARS N74°27'35"E, 4802.24', THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING

N68°39'22"W, 215.56', THENCE  
 S24°21'35"W, 59.61', THENCE  
 S23°26'26"W, 138.12', THENCE  
 S69°05'47"E, 160.74', THENCE  
 S34°09'07"E, 4.01', THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 74.57 THRU A CENTRAL ANGLE OF 5°18'44" AND A RADIUS OF 804.24', THENCE  
 N09°15'36"E, 52.91', THENCE  
 N20°06'32"E, 139.76', TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.01 ACRES MORE OR LESS

PARCEL A

BEGINNING AT THE NE CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHENCE CANON DE CARNUE GRANT CORNER MC14 BEARS N72°17'23"E, 4623.39', THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING

S06°06'00"E, 52.01', THENCE  
 S69°34'32"W, 69.53', THENCE  
 N85°23'52"W, 27.51', THENCE  
 N06°25'34"E, 153.45', THENCE  
 S41°36'11"E, 105.26' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.20 ACRES MORE OR LESS

PARCEL B

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHENCE THE CANON DE CARNUE GRANT CORNER MC14 BEARS N20°06'32"E, 139.76', THENCE N74°27'35"E, 4802.24', THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING

S09°15'36"W, 52.91', THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 144.33', THRU A CENTRAL ANGLE OF 10°16'57" HAVING A RADIUS OF 804.25', THENCE  
 S 86°13'00"E, 26.65', THENCE  
 N35°43'34"E, 11.20', THENCE  
 N55°48'13"W, 122.49', THENCE  
 S86°48'18"W, 66.12' TO THE POINT AND PLACE OF BEGINNING

CONTAINING 0.19 ACRES MORE OR LESS

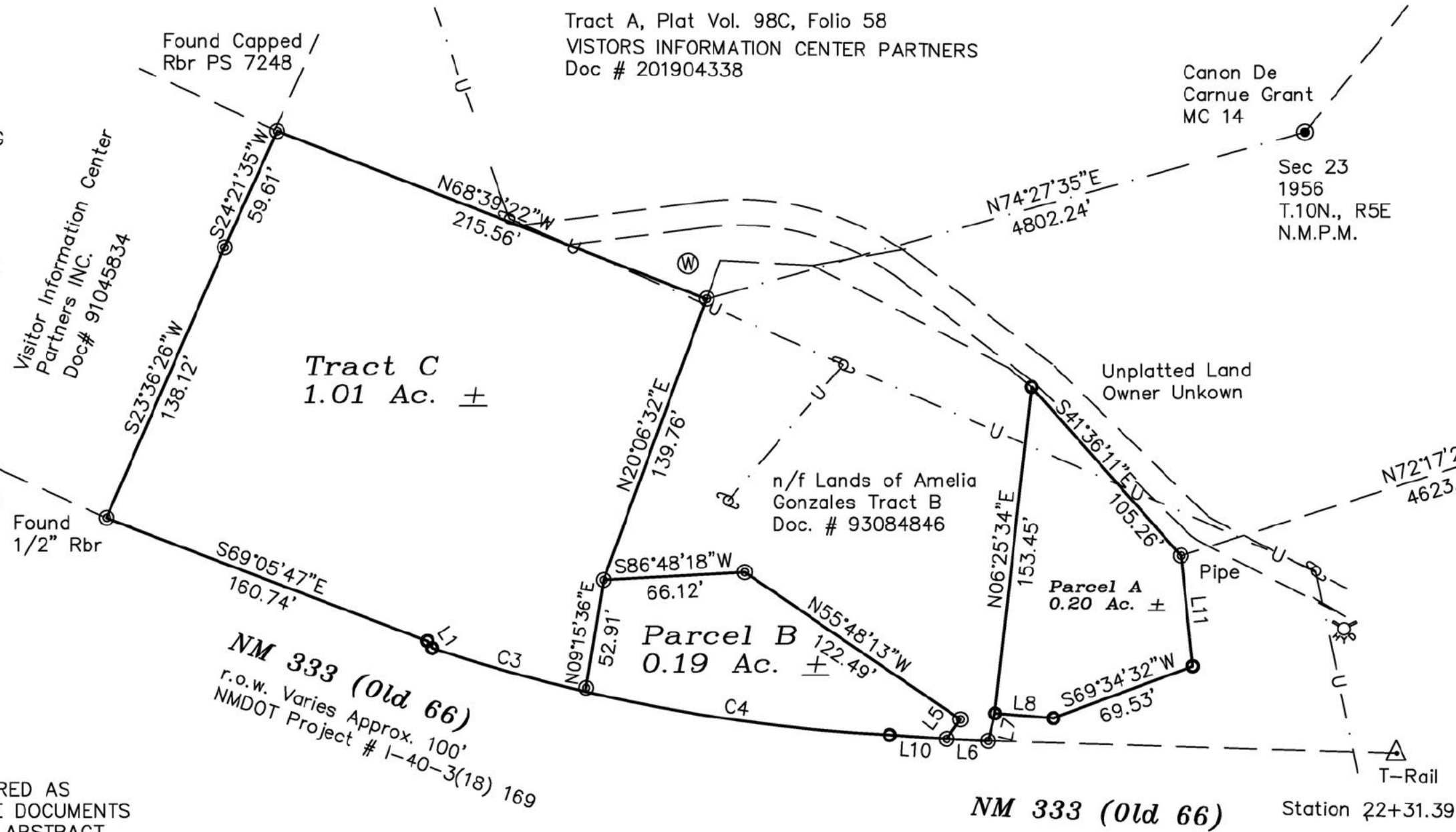
LEGEND

- CALCULATED CORNER NOT SET.
- CAPPED REBAR SET THIS SURVEY.
- ⊙ CAPPED REBAR FOUND PS 8667 OTHERWISE SHOWN.
- ⊙ U.S. CADASTRAL SURVEY BRASS CAP
- x — WIRE FENCE.
- ⊙ WATER METER.
- ⊙ GAS METER.
- ⊙ ELECTRIC METER.
- U — EXISTING OVERHEAD UT. LINE AND POWER POLE
- ⊙ FIRE HYDRANT

Boundary Survey  
 FOR  
 The Village of Tijeras  
 Tract C, Parcel A and Parcel B  
 Within the Canon de Carnue Land Grant in  
 Projected Section 22, T.10N., R.5E., N.M.P.M.  
 Village of Tijeras, Bernalillo County  
 State of New Mexico



SCALE: 1"=60'



NOTES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THESE DOCUMENTS NOTED HERON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR THE RESULTS OF AN ACCURATE TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THIS PARCEL.

THIS TRACT OR PARCEL OF LAND MAYBE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.

THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES THAT ARE NOT IDENTIFIED HEREON.

**SURVEYOR'S CERTIFICATE**

I Lorenzo E. Dominguez, New Mexico Professional Surveyor No.10461, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; And that it its true and correct to the best of my knowledge and belief.

I further certify that this survey is not a land division or subdivision as defined in New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.



Lorenzo E. Dominguez PS NO. 10461

Date:

East Mountain Surveying Co.

Lorenzo (Larry) E. Dominguez

Owner/Professional Surveyor • PS #10461

P.O. Box 1607, Moriarty, NM 87035

505-639-5557 Mobile 505-450-2097 • Fax 505-639-5557

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 4.01   | S34°09'07"E |
| L5         | 11.20  | N35°43'34"E |
| L6         | 19.52  | S87°10'54"E |
| L7         | 13.20  | N13°39'03"E |
| L8         | 27.51  | N85°23'52"W |
| L10        | 26.65  | N86°13'00"W |
| L11        | 52.01  | S06°06'00"E |

| CURVE TABLE |        |        |           |               |                |
|-------------|--------|--------|-----------|---------------|----------------|
| CURVE       | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C3          | 74.57  | 804.25 | 5°18'44"  | S74°07'11"E   | 74.54          |
| C4          | 144.33 | 804.25 | 10°16'57" | S81°55'01"E   | 144.14         |

REFERENCES:

WARRANTY DEED FROM MICHAEL TRESEMER TO THE VILLAGE OF TIJERAS AS FILED FOR RECORD IN THE OF THE BERNALILLO COUNTY CLERKS OFFICE ON JUNE 21, 2011

GIFT SPECIAL WARRANTY DEED FROM MICHAEL L. KELEHER & MARGARET WILLS KELEHER TO THE VILLAGE OF TIJERAS AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN BK.9914 PG.8814

SPECIAL WARRANTY DEED CITIFINACIAL MORTGAGE COMPANY INC. TO THE VILLAGE OF TIJERAS AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MAY 11, 2004

PLAT ENTITLED "VILLAGE OF TIJERAS LIBRARY & PARK SITE...." AS THE SAME AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERKS OFFICE ON AUGUST 14, 1971 IN PLAT VOL. 92C, FOLIO 114

PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT OF THE LANDS OF THE VILLAGE OF VISTORS INFORMATION CENTER PARTNERSHIP, INC./GONZALES/KELEHER..." AS THE SAME IF FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT VOL. 98C, FOLIO 58.

UPC NO'S:  
 1-028-057-236-313-20303 (TRACT "C")  
 1-028-057-249-313-20304 (PARCEL "B")  
 1-028-057-257-308-10303 (PARCEL "A")

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS(S): VILLAGE OF TIJERAS  
 RECORDED DOCUMENT(S): SEE REFERENCES  
 SEC.(S), TOWNSHIP(S), RANGE(S): SEC. 22, T.10N., R.05E., NMPM (Projected)  
 GRANT CANON DE CARNUE GRANT  
 UPC # SEE ABOVE INDEXING INFORMATION  
 PROJECT NO. EM-20-125



## Location Map

### ZA 1169 – Jonathan Ortiz 17 Tijeras Avenue – Proposed Zone Change

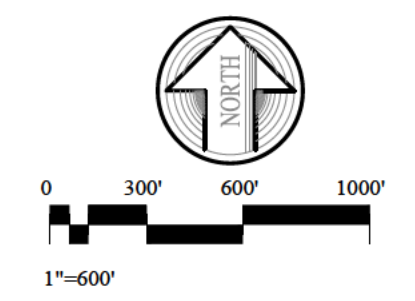
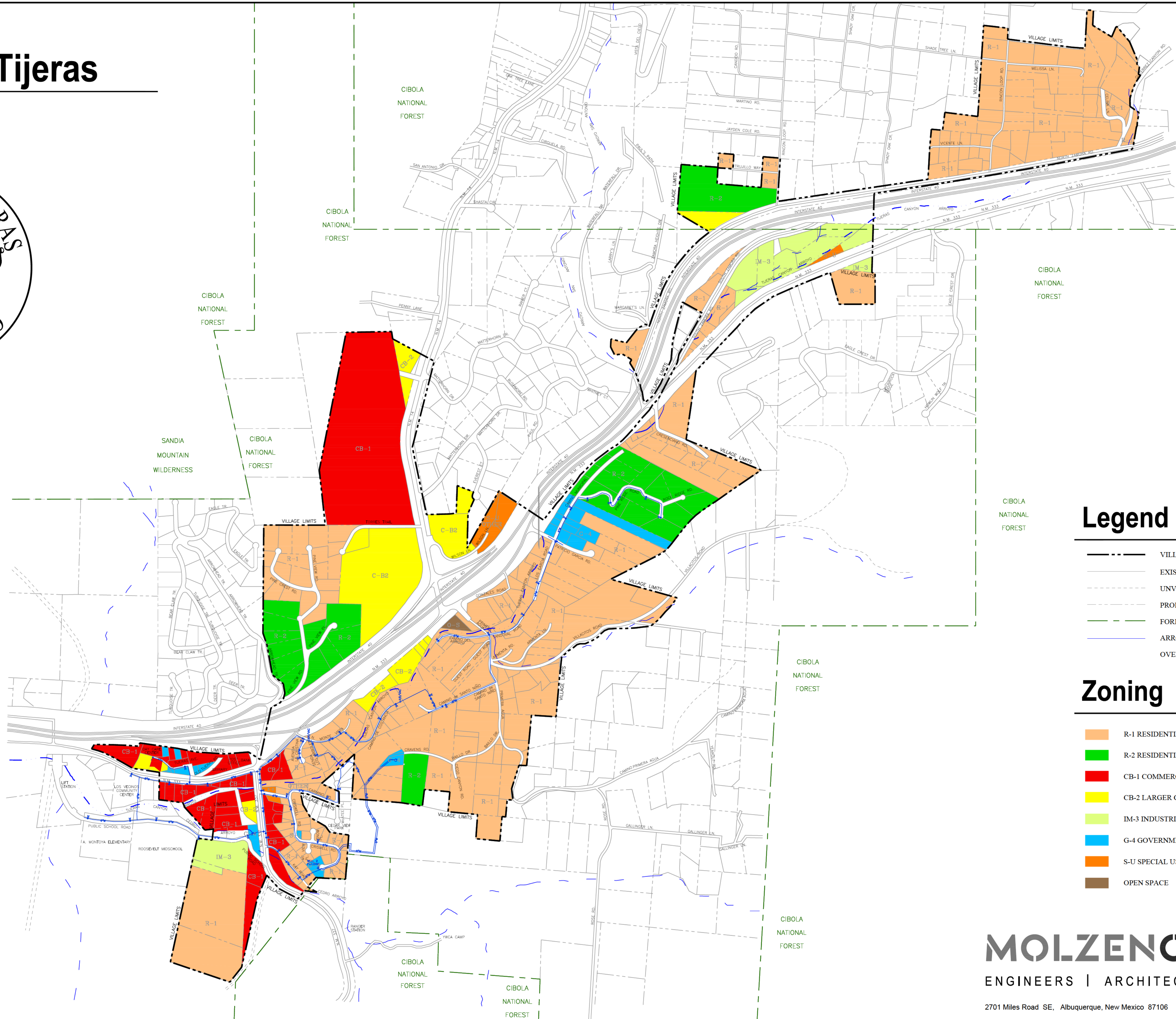


\*Map developed by Village staff for reference purposes.



# Village of Tijeras

## Zoning Map



### Legend

- VILLAGE LIMITS
- EXISTING ROAD
- UNVERIFIED ROAD
- PROPERTY LINE
- FOREST BOUNDARY
- ARROYO FLOWLINE
- OVERHEAD TRANS.

### Zoning

- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- CB-1 COMMERCIAL DEVELOPMENT
- CB-2 LARGER COMMERCIAL DEVELOPMENT
- IM-3 INDUSTRIAL/MANUFACTURING/SERVICE ZONE
- G-4 GOVERNMENT/INSTITUTIONAL
- S-U SPECIAL USE OTHER
- OPEN SPACE

# MOLZENCORBIN

ENGINEERS | ARCHITECTS | PLANNERS

2701 Miles Road SE, Albuquerque, New Mexico 87106 505 242 5700 office Molzencorbin.com



ZA # 1170

Village of Tijeras Planning & Zoning Commission  
PO BOX 9; #12 Camino Municipal, Tijeras NM 87059  
(505) 281-1220 Fax (505) 281-0948

Email: [clerk@tijerasnm.gov](mailto:clerk@tijerasnm.gov)

JAKE BRUTON  
MAYOR

JEFF CLAYPOOL  
CHAIRMAN

COMMISSIONERS  
ERNEST BARNES  
RAMON GARCIA  
ALAN HASKINS  
DAVID THOMPSON

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**Administrative Review**

IN ACCORDANCE WITH SECTION II OF THE TIJERAS ZONING ORDINANCE - NO BUILDING OR STRUCTURE SHALL BE ERECTED, IMPROVEMENTS CONSTRUCTED, NO EARTH, TREES, FLOODWAYS, OR ARROYOS SHALL BE MATERIALLY DISTURBED, NOR MOBILE HOME INSTALLED UPON ANY PREMISES WITHIN THE VILLAGE WITHOUT BEING REVIEWED BY THE ZONING COMMISSION.

**REQUIRED INFORMATION:**

Land Owner Nathan and Betsy Hawkins Telephone [REDACTED]

Mailing Address [REDACTED]

Tenant \_\_\_\_\_

Mailing Address \_\_\_\_\_

Location of Property NM-337 and Public School Road

Description of Proposed Development Proposed zone change from R-1 to I/M-3 for Lot 2-A, Plat of Lot 2-A and 2-B Lands of Mary Sanchez cont. 14.9923 acres. See attached documents.

**For Office Use Only:**

Fee Paid: 2/17/2023 File Number ZA 1170

Date Started 2/16/2023 Date Completed: \_\_\_\_\_

"With pride in our past, and faith in our future"

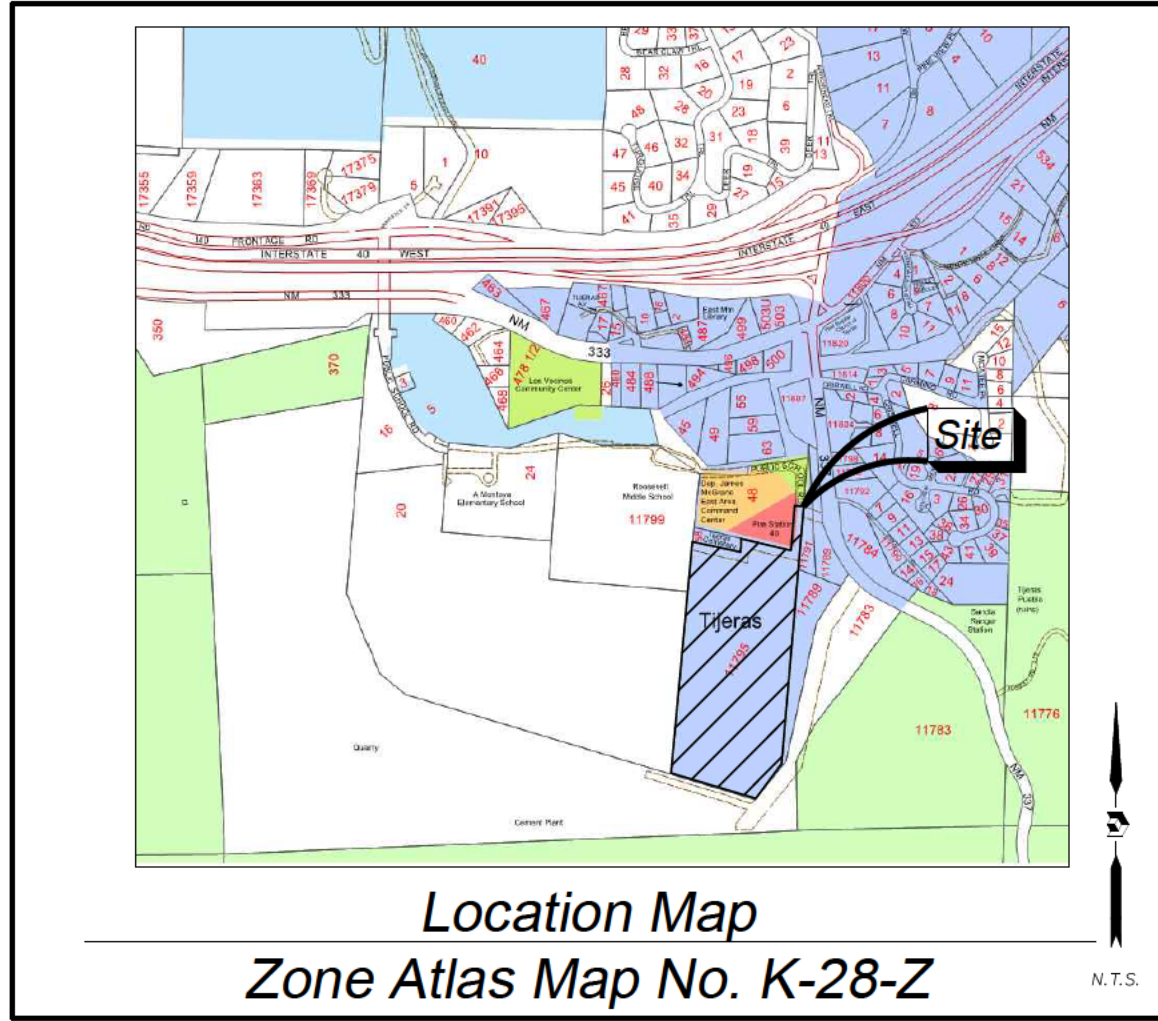
Commissioners,

Thank you for taking the time to consider our application for a zone change from R-1 to I/M-3 for the property located at 11795 NM 337 in the Village of Tijeras (LT 2-A PLAT OF LOT 2-A AND 2-B LANDS OF MARY SANCHEZCONT 14.9923 AC). We recently purchased this property from the First Baptist Church and have since considered the best possible uses for the property. This land is uniquely located between the heavily industrial properties of PNM and the cement company, as well as the land grant, a family residence and the entrance from Public School Road which serves the middle school and Bernalillo County emergency services facility. In this way, the property serves as a transition between these different land uses. We feel that a zone of I/M-3 would reflect this situation and be the best fit.

At this time, we do not have a comprehensive site plan completed for the entire 14+acre lot. The I/M-3 zone would allow us to consider a small self-storage facility on the southern portion of the property, while still allowing for several other uses that could be considered in the future based on the needs to the community at that time. We understand that many uses (including storage units) are conditional uses and our site plan would need to be presented and approved prior to construction.

Thank you for your consideration,  
Nathan & Betsy Hawkins





RECORDING STAMP

Plat of  
**Lot 2-A and 2-B**  
**Lands of Mary Sanchez**  
 Cañon de Carnue Grant, Projected  
 Section 22, Township 10 North, Range 05 East, N.M.P.M.  
 Village of Tijeras, Bernalillo County, New Mexico  
 December 2020

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITH THE CAÑON DE CARNUE GRANT, PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 5 EAST, N.M.P.M., VILLAGE OF TIJERAS, BERNALILLO COUNTY NEW MEXICO, COMPRISING OF LOT 2, LANDS OF MARY SANCHEZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON FEBRUARY 24, 2003, IN MAP BOOK 2003C, PAGE 37, NOW COMPRISING OF LOTS 2-A AND 2-B, LANDS OF MARY SANCHEZ

**Approvals**

|  |      |
|--|------|
| MAYOR – VILLAGE OF TIJERAS             | DATE |
| VILLAGE OF TIJERAS PLANNING COMMISSION | DATE |
| PUBLIC SERVICE COMPANY OF NEW MEXICO   | DATE |
| CENTURYLINK                            | DATE |
| COMCAST                                | DATE |
| PNM                                    | DATE |
| NEW MEXICO GAS COMPANY                 | DATE |

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 21.992 ACRES±  
 ZONE ATLAS INDEX NO: K-28-Z  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 2  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Purpose of Plat:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE LOT INTO TWO NEW LOTS

**Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.  
 INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.  
 EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

FERNANDO VIGIL  
 MANAGER OF LAND SERVICES  
 PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY FERNANDO VIGIL, MANAGER OF LAND SERVICES, PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

TREASURER'S CERTIFICATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE VILLAGE OF TIJERAS SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO  
 N.M.P.S. No. 11993



| COORDINATE AND DIMENSION INFORMATION   |                           |                                  |                              | PLSS INFORMATION  |                         |                 |                  | INDEXING INFORMATION FOR COUNTY CLERK                    |                           |                                    |  | PROJECT INFORMATION    |                              |
|--|---------------------------|----------------------------------|------------------------------|---|-------------------------|-----------------|------------------|--|---------------------------|------------------------------------|--|------------------------|------------------------------|
| STATE PLANE ZONE:<br><b>NM-C</b>   | GRID                      | GR D /GROUND COORDINATES:        | TYPE:<br><b>STANDARD</b>     | LAND GRANT<br><b>CAÑON DE CARNUE GRANT</b>                |                         |                 |                  | PROPERTY OWNER<br><b>FIRST BAPTIST CHURCH OF TIJERAS</b> |                           |                                    |  | CREW/TECH:<br>MT/BO    | DATE OF SURVEY<br>11/05/2020 |
| HORIZONTAL DATUM:<br>NAD83   | VERTICAL DATUM:<br>NAVD88 | ROTATION ANGLE:<br>0° 00' 00.00" | MATCHES DRAW NG UNITS<br>YES | SECTION<br>22   | TOWNSHIP<br>10 NORTH    | RANGE<br>5 EAST | MERIDIAN<br>NMPM | SUBDIVISION NAME<br><b>LANDS OF MARY SANCHEZ</b>         |                           |                                    |  | DRAWN BY:<br>JK        | CHECKED BY:<br>LM            |
| CONTROL USED:<br>OPUS SOLUTION 01513100.20c OP1604952414246                        |                           |                                  |                              | BASE POINT FOR SCAL NG AND/OR ROTATION:<br>N = 0<br>E = 0 | VILLAGE OF<br>TIJERAS   |                 |                  |  | UPC<br>102805732613040202 | ADDRESS<br>11795 NM STATE ROAD 337 |  | PSI JOB NO.<br>204139P | SHEET NUMBER<br>1 OF 2       |
| COMBINED SCALE FACTOR:<br>GRID TO GROUND: 1.00039686<br>GROUND TO GRID: 0.99960402 |                           | DISTANCE ANNOTATION:<br>GROUND   | BEARING ANNOTATION:<br>GRID  | ELEVATION TRANSLATION:<br>±0.00'                          | ELEVATIONS VALID:<br>NO |                 |                  |  |                           |                                    |  |                        |                              |



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

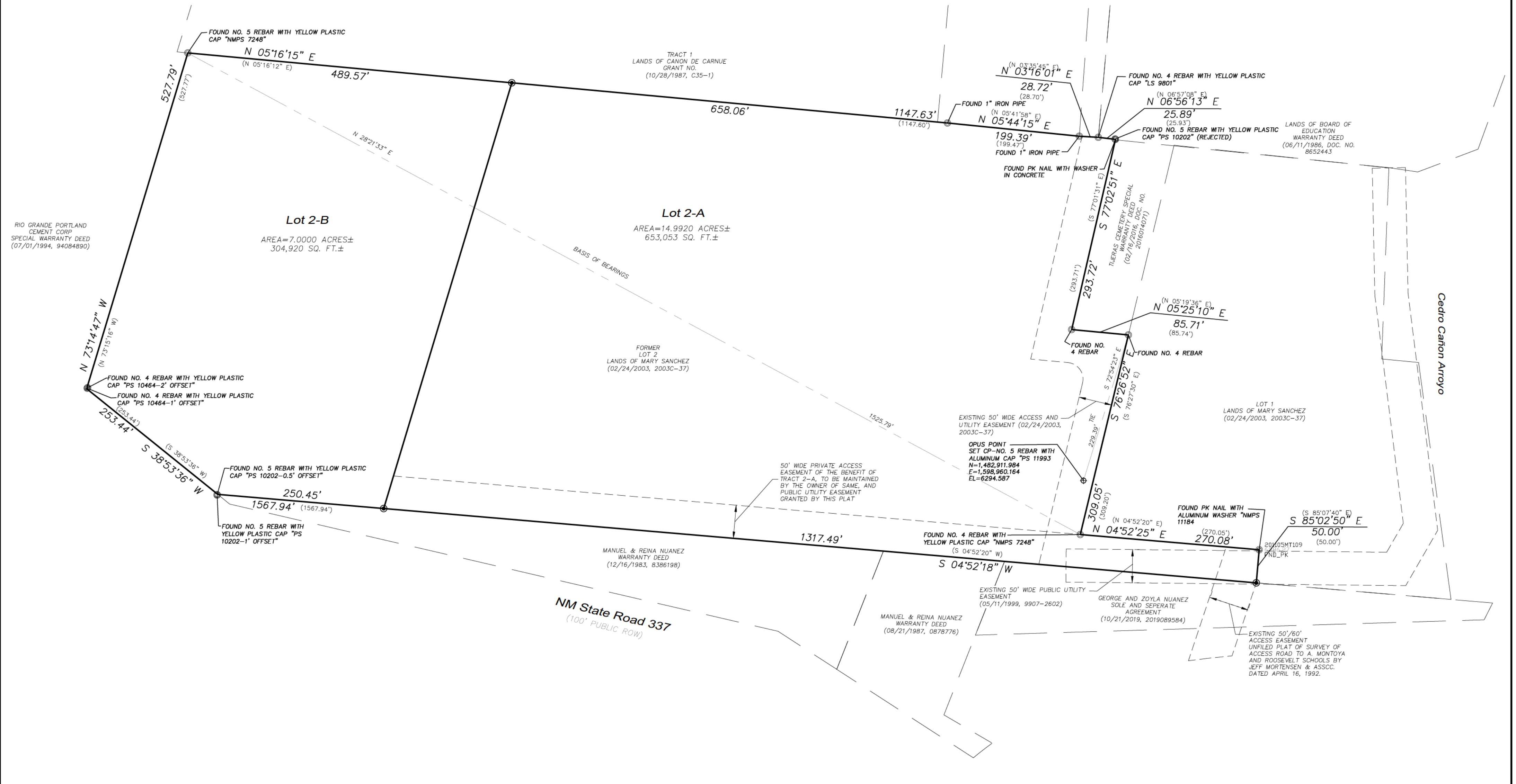
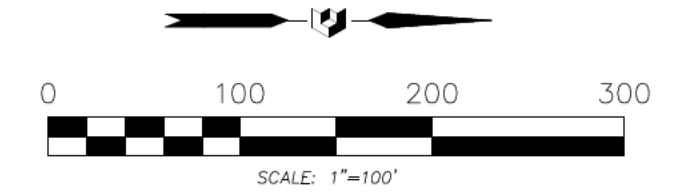


Plat of  
**Lot 2-A and 2-B**  
**Lands of Mary Sanchez**  
 Cañon de Carnue Grant, Projected  
 Section 22, Township 10 North, Range 05 East, N.M.P.M.  
 Village of Tijeras, Bernalillo County, New Mexico  
 December 2020

RECORDING STAMP

**Legend**

|                 |  |
|-----------------|--|
| N 90°00'00" E   | MEASURED BEARING AND DISTANCES   |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES  |
| ○               | FOUND AND USED MONUMENT AS DESIGNATED                                  |
| ●               | DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY |
| ⊕               | CONTROL POINT SET THIS SURVEY  |

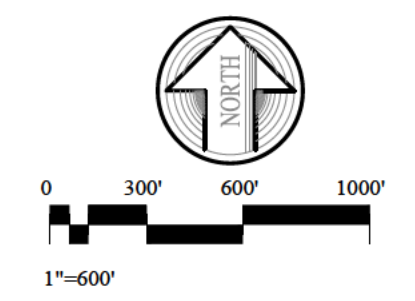
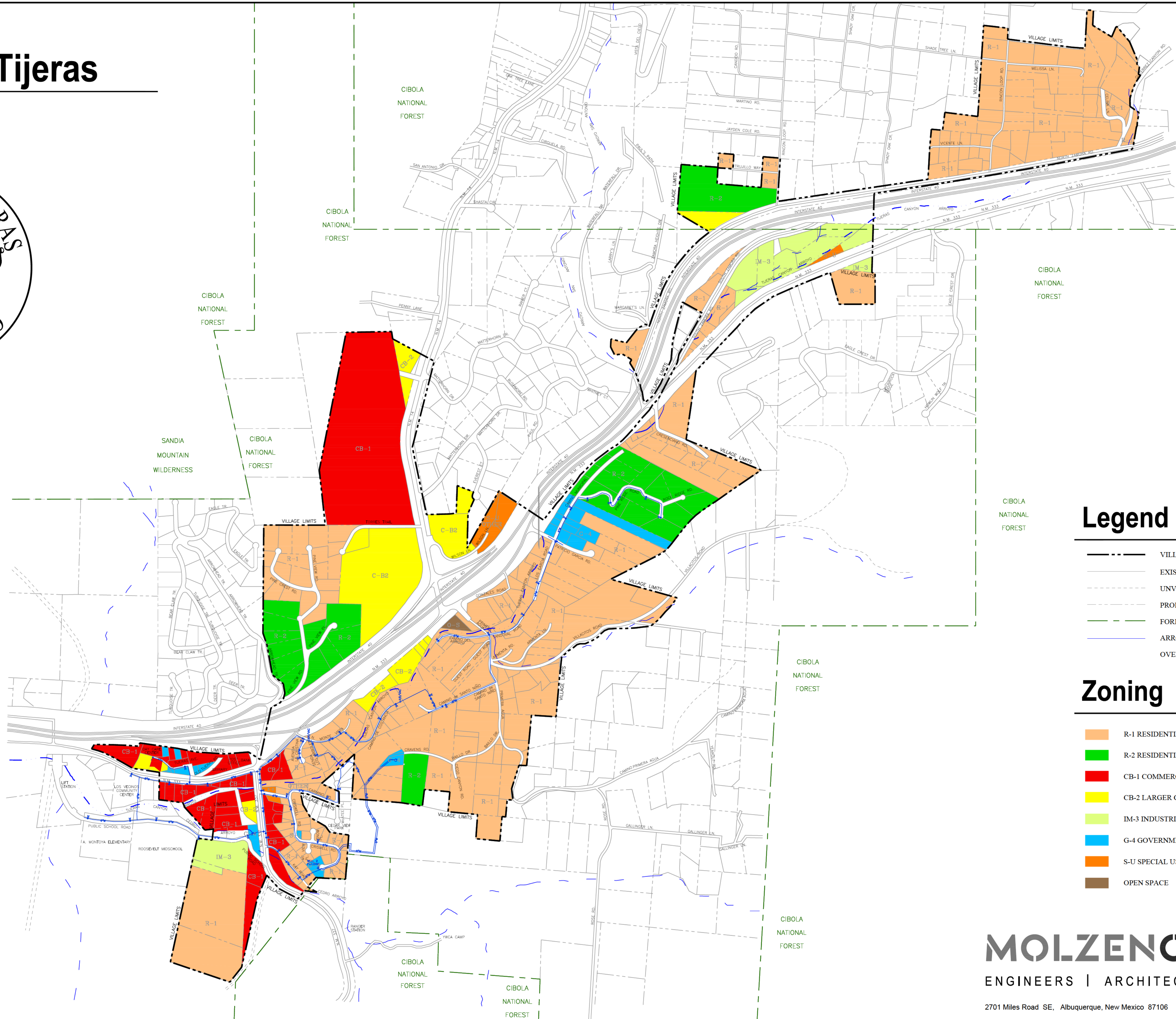


|  |  |  |  |   |  |  |  |  |  |  |  |   |  |
|--|--|--|--|---|--|--|--|--|--|--|--|---|--|
| <b>COORDINATE AND DIMENSION INFORMATION</b><br>STATE PLANE ZONE: NM-C GRID TYPE: STANDARD<br>HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES<br>CONTROL USED: OPUS SOLUTION 01513100.20 OP1604952414246<br>COMBINED SCALE FACTOR: GRID TO GROUND: 1.00039686 GROUND TO GRID: 0.99960402<br>DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00' ELEVATIONS VAL D: NO |  |  |  | <b>PLSS INFORMATION</b><br>LAND GRANT: CAÑON DE CARNUE GRANT<br>SECTION: 22 TOWNSHIP: 10 NORTH RANGE: 5 EAST MERIDIAN: NMPM<br>VILLAGE OF: TIJERAS COUNTY: BERNALILLO STATE: NM |  |  |  | <b>INDEXING INFORMATION FOR COUNTY CLERK</b><br>PROPERTY OWNER: FIRST BAPTIST CHURCH OF TIJERAS<br>SUBDIVISION NAME: LANDS OF MARY SANCHEZ<br>UPC: 102805732613040202 ADDRESS: 11795 NM STATE ROAD 337 |  |  |  | <b>PROJECT INFORMATION</b><br>CREW/TECH: MT/BO DATE OF SURVEY: 11/05/2020<br>DRAWN BY: JK CHECKED BY: LM<br>PSI JOB NO. 204139P SHEET NUMBER 2 OF 2 |  |
| PRECISION SURVEYS, INC.  |  |  |  | OFFICE LOCATION:<br>9200 San Mateo Boulevard, NE<br>Albuquerque, NM 87113<br>505.856.5700 PHONE<br>505.856.7900 FAX   |  |  |  |  |  |  |  |   |  |



# Village of Tijeras

## Zoning Map



### Legend

- VILLAGE LIMITS
- EXISTING ROAD
- UNVERIFIED ROAD
- PROPERTY LINE
- FOREST BOUNDARY
- ARROYO FLOWLINE
- OVERHEAD TRANS.

### Zoning

- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- CB-1 COMMERCIAL DEVELOPMENT
- CB-2 LARGER COMMERCIAL DEVELOPMENT
- IM-3 INDUSTRIAL/MANUFACTURING/SERVICE ZONE
- G-4 GOVERNMENT/INSTITUTIONAL
- S-U SPECIAL USE OTHER
- OPEN SPACE

# MOLZENCORBIN

ENGINEERS | ARCHITECTS | PLANNERS

2701 Miles Road SE, Albuquerque, New Mexico 87106 505 242 5700 office Molzencorbin.com





**DRAFT MINUTES  
PLANNING AND ZONING HEARING  
WEDNESDAY, MARCH 8, 2023 6:00pm  
VILLAGE COUNCIL CHAMBERS**

**1) Call to Order**

**TURN OFF OR SILENCE  
CELL PHONES**

|                            |         |
|----------------------------|---------|
| Meeting called to order at | 6:00 PM |
|----------------------------|---------|

**2) Pledge of Allegiance**

The Planning and Zoning Commission recited the Pledge of Allegiance.

**3) Roll Call**

|    |   |    |   |    |   |    |   |    |   |    |   |
|----|---|----|---|----|---|----|---|----|---|----|---|
| EB | ✓ | RG | ✓ | AH | ✓ | NK | ✓ | DT | ✓ | JC | ✓ |
|----|---|----|---|----|---|----|---|----|---|----|---|

**4) Introduction of Guests**

Nathan Hawkins, Applicant                      Erica Hall, Applicant

**Public Comment**

None.

**5) Approval and/or Amendment of the Agenda**

|          |              |  |                          |
|----------|--------------|--|--------------------------|
| <b>A</b> | Motion made? | <b>Approval of the Agenda with no amendments</b> |                          |
| <b>C</b> | Made by:     | Commissioner Thompson                            | Commissioner Barnes- Yes |
| <b>T</b> |              |  |                          |

|             |                 |                     |        |  |
|-------------|-----------------|---------------------|--------|--|
| I<br>O<br>N | Second by:      | Commissioner Barnes |        | Commissioner Claypool-Yes<br>Commissioner Garcia- Yes<br>Commissioner Haskins- Yes<br>Commissioner Thompson- Yes |
|             | Motion carried? | Passed              | Failed |  |

**6) Approval and/or Amendment of the previous minutes**

[Attachment A – 02223 Draft Minutes.pdf](#)

|                            |                 |                                    |        |  |
|----------------------------|-----------------|------------------------------------|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion made?    | <b>Approval of 2/22/23 Minutes</b> |        |  |
|                            | Made by:        | Commissioner Haskins               |        | Commissioner Barnes- Yes<br>Commissioner Claypool-Yes<br>Commissioner Garcia- Yes<br>Commissioner Haskins- Yes<br>Commissioner Thompson- Yes |
|                            | Second by:      | Commissioner Garcia                |        |  |
|                            | Motion carried? | Passed                             | Failed |  |

**7) Swearing in of Applicants**

*Clerk Limon swore in both Nathan Hawkins and Erica Hall in which they swore to tell the whole truth and nothing but the truth or face the penalty of perjury in regard to both individual cases.*

**8) Commission to Review and Make Recommendation to Village Council – ZA 1170 – Nathan and Betsy Hawkins – Proposed Zone Change**

[Attachment B – ZA 1170 – Nathan and Betsy Hawkins – Proposed Zone Change.pdf](#)

Mr. Hawkins stated he and Betsy had just purchased the property near the cemetery and they would like to open a self-storage business as they feel it best suits the area near the PNM substation and the cement plant.

Commissioner Thompson stated the county has the listing of the zoning incorrect and would like the applicants to update their documents prior to review by the Council.

|                            |                 |  |        |  |
|----------------------------|-----------------|--|--------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion made?    | <b>Refer to Council with recommendation to approve</b> |        |  |
|                            | Made by:        | Commissioner Garcia                                    |        | Commissioner Barnes- Yes<br>Commissioner Claypool-Yes<br>Commissioner Garcia- Yes<br>Commissioner Haskins- Yes<br>Commissioner Thompson- Yes |
|                            | Second by:      | Commissioner Haskins                                   |        |  |
|                            | Motion carried? | Passed   | Failed |  |



**9) Commission to Review and Take Action on ZA 1171 – Ricardo Romero & Crystal Tapia-Romero – Business Registration for NM Early Learning Academy**

[Attachment C – ZA 1171 – Ricardo Romero & Crystal Tapia – Romero – Business Registration for NM Early Learning Academy.pdf](#)

Erica Hall stated the property will be for a school listed as NM Early Learning Academy.

Erica stated she expects about 80-90 students aged six weeks through kindergarten. The parking lot has been repainted and the hours of operation will be from 7am-6pm, and at this time she expects no effects to traffic control.

|  |                 |                        |   |                            |
|--|-----------------|------------------------|---|----------------------------|
| <b>A<br/>C<br/>T<br/>I<br/>O<br/>N</b> | Motion made?    | <b>Approve ZA 1171</b> |   |                            |
|  | Made by:        | Commissioner Thompson  | Commissioner Barnes- Yes<br>Commissioner Claypool-Yes |                            |
|  | Second by:      | Commissioner Garcia    | Commissioner Garcia- Yes<br>Commissioner Haskins- Yes |                            |
|  | Motion carried? | <b>Passed</b>          | <b>Failed</b>   | Commissioner Thompson- Yes |

**10) Announcements.**

Clerk Kennedy made mention that the Clerk’s office has mailed out a notice of violation to Wells Fargo’s main office in California to address the lighting issues after hours at the Tijeras location. Mail was sent certified, so he expects an answer in the coming weeks.

Clerk Kennedy shared plans for the NM-333 Phase II Pedestrian Improvements project with the Commission.

Clerk Kennedy notified the Commission that he will be out of town March 22-24 and therefore unable to attend the March 22<sup>nd</sup> meeting.

**11) Time and Place of Next Meetings**

March 22nd at Village Hall

*VILLAGE OF TIJERAS PLANNING AND ZONING COMMISSION MEETINGS ARE SCHEDULED FOR THE SECOND AND FOURTH WEDNESDAY OF EACH MONTH. FOR UP-TO-DATE INFORMATION ON MEETINGS OF THE PLANNING AND ZONING COMMISSION, VISIT TIJERASN.M.GOV.*

## **Adjournment**

The meeting adjourned at 6:22 PM

*Excerpt from the NM Open Meetings Act Section 10-15-1 (A): All meetings of any public body except the legislature and the courts shall be public meetings, and all persons desiring shall be permitted to attend and listen to the deliberations and proceedings. Reasonable efforts shall be made to accommodate the use of audio and video recording devices. The P&Z Commission may revise the order of the agenda items considered at the Open Meeting. If you are an individual with a disability who is in need of an amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at 505-281-1220 at least three (3) days prior to the meeting.*