

DOÑA ANA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

CASE # Z10-001

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EXTRA TERRITORIAL ZONING AUTHORITY
CASE ANALYSIS

APPLICANT:	GRG Stucco Co., Gerardo Rivera, Agent
CASE NUMBER:	Z10-001
REQUEST:	A Zone Change on a 0.89-acre parcel from ER 4M to EI 1 for the purpose of operating a construction yard and office.
EXISTING ZONING:	ER 4M Residential
PROPOSED ZONING:	EI 1 Light Industrial District
LOCATION:	East of the City of Las Cruces within Section 8, Township 22 South., Range 3 East, at 8290 Bataan Memorial East.

Z10-001/GRG STUCCO

The applicant, GRG Stucco, Gerardo Rivera, Agent, is requesting a zone change on a 0.89-acre parcel from ER 4M (Residential, 1/2-acre minimum new lot size, single-family site-built and mobile homes) to EI1 (Light Industrial, 5000 sq. ft. minimum lot size) for the purpose of operating a business, GRG Stucco Company, Inc. The subject parcel is located east of the City of Las Cruces, south of US Hwy. 70, on the Bataan Memorial East access road, within Section 8, Township 22 South, Range 3 East. It is described as a certain parcel of land situate within the SE ¼ of the SW ¼ of Section 8, Township 22 South, Range 3 East, N.M.P.M. of the U.S.G.L.O. Surveys as recorded May 2, 2001, in Book 267, Pages 65-66, and also in Book 163, Page 1746, on January 19, 1999 in the Office of the Doña Ana County Clerk. The subject property can be further identified by Map Code # 4-014-128-181-491. The Extra-Territorial Zoning Commission at its regularly scheduled meeting on May 20, 2010, recommended conditional approval of the Zone Change, by a 6-1-0 vote.

Extra-Territorial Zoning Commission recommendation: APPROVAL

Based on findings that the proposed zoning district conforms to the ETZ, the ETZ Comprehensive Plan 2000-2020, the Evaluation Criteria 2.3.C of the ETZ Zoning Ordinance, the Miller vs. Albuquerque case law, is consistent with the surrounding zoning and land uses, and is the most appropriate set of uses for the parcel due to the change in conditions in the area, the ETZ Commission, at its regularly scheduled meeting on May 20, 2010, recommended **approval** of Zone Change Request Case # Z10-001 to **EI1** Light Industrial, by a vote of 6-1-0 with the following conditions; the Applicant shall:

1. Submit a Grading and Drainage Plan to the DAC Flood Commission for approval.
2. Obtain a Driveway Permit from the NMDOT District Office.
3. Enclose the property with a solid wall or fence six feet high.