













Linda D. Scott  
1433 Tory Avenue  
Farmington, NM 87401

ARB 15-05

Ben Lee Sanchez Estate  
300 Taos  
Farmington, NM 87401

ARB 15-05

Max and Jean Maestas  
801 E Spruce  
Farmington, NM 87401

ARB 15-05

Antolino and Delia Jacquez  
1424 S. Butler Avenue  
Farmington, NM 87401

ARB 15-05

Gabriel and Christine Mercado  
1421 Tory Avenue  
Farmington, NM 87401

ARB 15-05

James Valdez  
200 W 20<sup>th</sup> Street  
Farmington, NM 87401

ARB 15-05

James R & Gloria J Fry Trust  
c/o Rebecca Harless  
P.O. Box 3944  
Farmington, NM 87499

ARB 15-05

Sherman & Helen R Singleton Trust  
2001 E. Main Street  
Farmington, NM 87401

ARB 15-05

Loyd J and Marie Medina  
3 Rd 5508  
Bloomfield, NM 87413

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Post-it Fax Note 7671		Date 5/7	# of pages 2
To Karen Walker	Co/Dpt C d F	From Melissa	Co Daily Times
Phone # 599 1317	Fax # 599 229	Phone # 504 4566	Fax # 504 4567

(ARB)  
 ADMINISTRATIVE  
 REVIEW BOARD  
 NOTICE OF SPECIAL  
 HEARING

Notice is hereby given that the following applications have been filed with the Administrative Review Board of the City of Farmington.

Petition No. ARB 15-05 - a request from Cesar Loya for a variance from the requirements of Section 2.8 Residential Districts Density and Dimensional Table of the Unified Development Code (UDC) for a reduction in the front yard and rear yard setback requirements to be allowed to place a mobile home in the MF-L SMHA Multiple-Family Special Mobile Home Area District. as described below:

**LEGAL DESCRIPTION:**  
 Block 2, Lot 10,  
 Odaffer Subdivision.  
 Otherwise known as  
 1425 Tory Avenue,  
 Farmington, NM.

A public hearing will be held before the Administrative Review Board of the City of Farmington on Thursday May 21, 2015, at 6:00 p.m. in the City Council Chambers at City Hall, 800 Municipal Drive, Farmington, New Mexico to consider these variance requests. All persons in interest are invited to attend said hearing and shall have an opportunity to be heard on why said application should be granted or denied.

Karen Walker  
 Administrative  
 Assistant

Legal No. 71489 published in The Daily times on May 6, 2015.

**MINUTES  
ADMINISTRATIVE REVIEW BOARD  
April 9, 2015 – 6:00 P.M.**

The Administrative Review Board met in regular session on Thursday, April 9, 2015 at 6:00 p.m. in the City Council Chamber, 800 Municipal Drive, Farmington, New Mexico.

Members present: Chairman Ireke Cooper  
James Dennis  
Paul Martin  
Lynn Scott  
Adam Soukup

Members absent: None

Staff present: Cindy Lopez  
Mary Holton  
Sam Montoia  
Karen Walker

Others addressing the board: Rolando Saucedo

**Call to Order**

The meeting was called to order at 6:00 p.m. by Chair Cooper and there being a quorum present the following proceedings were duly had and taken.

**Approval of the Agenda**

A motion was made by Board Member Dennis, seconded by Board Member Martin, to approve the agenda. The motion passed unanimously by a vote of 5-0.

**Approval of the Minutes from the November 6, 2014 Regular Meeting**

A motion was made by Board Member Martin to approve the minutes of the November 6, 2014 regular meeting. The motion was seconded by Board Member Dennis and passed unanimously by a vote of 5-0.

**Approval of the Minutes from the March 5, 2015 Regular Meeting**

Board Member Dennis made a motion to approve the minutes of the March 5, 2014, regular meeting. The motion was seconded by Board Member Scott and passed unanimously by a vote of 5-0.

**Open Meetings Resolution**

Board Member Martin made a motion to approve the Open Meeting Resolution to continue with the same date and time for the regular ARB meetings. The motion was seconded by Board Member Dennis and passed unanimously by a vote of 5-0.

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**Petition No. ARB 15-03  
Maximum Allowable Wall Sign for a Façade of a Building  
3030 E. Main Street**

**Discussion of ARB No. 15-03 on April 9, 2015**

Associate Planner Sam Montoia presented the staff report, a request from Salome 23 LLC, Don Dinero, for a variance to the maximum allowable wall sign for a façade of a building in the GC General Commercial District at 3030 E. Main Street Suite X9.

Mr. Montoia stated the petitioner requests a variance to exceed the allowed size of a commercial wall sign along one façade of the building. The property is owned by Peterson Properties and leased by Salome 23 LLC, DBA Don Dinero. The commercial space has 49 linear feet of frontage on the east and southeast sides of the building. However, the east side of their frontage only has 22 linear feet, allowing for a 22 square foot sign. The southeast façade of the building is 27 linear feet.

Mr. Montoia. stated the sign is split between the two façades of the new location. The east façade is approximately 22 linear feet and the proposed signage for “Dinero” is approximately 27 square feet. The proposed “Don” portion of the sign is approximately 15 square feet. In total, the sign is approximately 42 square feet. If the building were to be considered a single façade, it would be 49 linear feet total and would allow a 49 square foot sign. Primarily applicable free-standing signs, UDC Section 5.8.5 B establishes that signs with an angle greater than 60° between faces are considered one sign face for the purposes of area computation. The façade does not meet the angle requirements. The sign faces are added together to establish the size of the sign. The proposed sign was previously installed in the same shopping center. The applicant intends to reuse their existing sign at their new location.

Staff recommends approval of Petition ARB 15-03 to allow a variance to the maximum size of a commercial sign at 3030 East Main Street Suite X9 in the GC General Commercial District with the condition to restrict the signage to a limit of 49 square feet.

Board Member Dennis asked if the sign would be a problem had it been on one straight façade. A straight façade would be 49 square feet and the sign is 45 square feet. Mr. Montoia answered that the variance is required because the sign is along two façades and that it would be allowed if the petitioner’s lease space had not been split into two façades.

Rolando Saucedo, from 3030 E. Main Street, Suite X9, stated that he represents Don Dinero Title Loans. He has been doing business in Farmington approximately two years. Mr. Saucedo did not realize how expensive signs were. He asked the Commissioners to consider his petition.

Board Member Dennis said the graphic presented by Mr. Montoia with the ‘Don Dinero’ sign laid over the top read as if it were one sign. Mr. Dennis said he felt the intent of the ordinance was not to infringe upon or look out of place with the size of the building. Mr. Dennis did not feel this sign was inappropriate.

**Administrative Review Board Action of April 9, 2015**

Following consideration, a motion was made by Board Member Scott and seconded by Board Member Martin to **approve** Petition No. ARB 15-03, a request from Salome 23 LLC, Don Dinero, for a variance to allow the request with the condition of limitation of the maximum sign size of 45 square feet at 3030 E. Main Street, Suite X9.

AYE: Chair Cooper, Board Members Adam, Martin, Scott, and Soukup  
NAY: None  
ABSTAIN: None  
ABSENT: None

### **MOTION TO APPROVE 5-0**

**Business from the Floor:** There was no business from the floor.

**Business from the Chair:** Chair Cooper asked if the language of the swearing in of the parties was being corrected. Senior Planner Lopez said that she would get the information to the Board at the next meeting as that needed to be incorporated into the meetings.

**Business from the Members:** There was no business from the Board Members.

**Business from Staff:** Senior Planner Lopez gave a handout to each Board Member on the New Mexico League of Zoning Officials (NMLZO) Commissioner Training May 6-8, 2015 in Albuquerque, NM. Ms. Lopez explained the Commissioner Training would be on Thursday, May 7, 2015. Randy Van Vleck, General Counsel for the NM Municipal League would be the speaker. Community Development would reimburse Board Members for their registration fee.

Each board member received an additional handout on a Planning Commissioner Ethics webinar. The webinar is scheduled on Monday, April 20<sup>th</sup> in a “to be determined” City Conference Room beginning at 5:15 p.m. Community Development will cover the fee and Board Members are invited to attend. The webinar will be helpful for Board Members in understanding their responsibilities.

Chair Cooper stated that he would be out of town during the NMLZO on May 7. That was also the date of the next ARB meeting. Director Holton said the ARB meeting could be moved to May 14<sup>th</sup> if there were petitions to be heard. The board had a consensus to postpone the meeting if needed. Ms. Holton also told the Board Members that the Board of Appeals book had been made accessible to them to give the Board Members resources to help with their Board positions. Ms. Holton continued to tell the Board Members that the upcoming APA webinar on April 20<sup>th</sup>, 2015 would be a live web cast from the National Planning Conference in Seattle. There would be an audience of people who could participate in posing interesting questions.

**Adjournment:** The April 9, 2015 meeting of the Administrative Review Board was adjourned at 6:22 p.m.

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Ireke Cooper –Chairman

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Karen Walker-Administrative Assistant