



STAFF REPORT

MEETING DATE: February 10, 2022

ITEM TITLE, PRESENTER: Consideration of Request for Rezone, Katherine Lemus, San Juan Estates Phase 3 lot 25

RECOMMENDATION: Recommend the Board of County Commissioners deny the rezone request

SUMMARY

Katherine Lemus is requesting to rezone her property in the San Juan Estates Subdivision Phase 3. The property is lot 25, and is 1 acre in size. The property is currently in the Spanish Valley Residential District (SVR). The request is for a rezone from Spanish Valley Residential (SVR) to Highway Flex (HF). The property is approximately 1 mile from US Hwy 191. The request is also for a single 1 acre lot. The request is for only one single property and one single property owner whose stated request is for economic benefit.

This rezone request is clearly an illegal spot zone and staff's recommendation is for the Planning Commission to recommend that the Board of County Commissioners deny the rezone request.

HISTORY/PAST ACTION

The San Juan Estates Subdivision Phase 3 was created in 2002 in the Agriculture District (A-1). The subdivision has been in the Spanish Valley Residential District since the zone was enacted in December 2019.