

# SANDOVAL COUNTY

STATE OF NEW MEXICO



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Treasurer

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County Manager

January 31<sup>st</sup>, 2025

## **Applicant:**

PCR Investments SP4 LLC  
1334 Brittmoore Rd, Suite 2407  
Houston, TX 77043

## **Appellant(s):**

East Mountains Protection Action Coalition (EMPAC)  
13 La Aguapa, Sandia Park, NM 87047

San Pedro Creek Estates Homeowner's Association, Inc.  
P.O. Box 67590, Albuquerque, NM 87193

Turquoise Trail Regional Alliance (TTRA)  
9 Luz Del Cielo, Golden, NM 87047

The Puertocito-Golden-Ranchers  
4731 Puertocito Road, Sandia Park, NM 87047

Wild Horse Observers Association (WHOA) 501 c3  
39 Llano Del Norte, Placitas, NM 87043

Bill and Lorna Parsons  
23 La Cantera, Sandia Park, NM 87047

Theresa Marie Haycock  
3 Punta Linda, Sandia Park, NM 87047

Jon and Julie Wannlund  
13 La Cantera, Sandia Park, NM 87047

Stefani Lord  
2 Erickson Road, Sandia Park, NM 87047

Steve Chavez  
2138 NM State Highway 14, Cerrillos, NM 87010

RE: ZNCH-24-005 Appeal Hearing Process

Dear **Applicant and Appellant's**:

This is to formally notify you that your appeal will be heard Tuesday, February 18<sup>th</sup>, 2025 at 11:00 AM. As the hearing will be a quasi-judicial proceeding and in order to provide a fair hearing for both the appellants and the applicant, the following procedures will be followed:

- Both the appellants and applicant will each have a ***total of 25 minutes*** to present their case. ***(Note: Appellants will be expected to coordinate their presentation so that they do not exceed the allotted total of 25 minutes for their presentation.)***
- No public comment will be heard; **only the parties to the appeal will be allowed to speak.**
- Appellants will open the presentations with a 20 minute presentation. They will have an additional rebuttal period of 5 minutes following the applicant's presentation.
- The applicant will have 25 minutes to present. No rebuttal period will be provided.
- Each party will have 5 minutes to make a closing argument.
- Evidence will be limited to the record of the initial Planning and Zoning Commission hearing.
- Following the presentations of both the appellants and the applicant, members of the Board of County Commissioners (BCC) may ask questions of the parties and/or staff.
- The BCC may vote to enter executive session to deliberate or continue in the public session.
- Any decisions by the board will be the result of a public vote in open session.

The agenda for the hearing will be:

1. Call to Order
2. Staff Introduction of ZNCH-24-005
3. Appellants Presentations (20 minutes)
4. Applicant Presentation (25 minutes)
5. Appellants Rebuttal (5 minutes)
6. Closing Appellant (5 minutes)
7. Closing Applicant (5 minutes)
8. Commission Questions/Deliberation

Please don't hesitate to reach out to Director Beaman if you have any questions about this process.



Michael Meek  
Chair, Sandoval County Board of County Commissioners