**TORRANCE COUNTY PLANNING & ZONING BOARD**

**AGENDA**

Commission Chambers Administrative Offices 205 S 9th Street Estancia New Mexico 87016

**REGULAR MEETING**

**November 1, 2023**

**CALL TO ORDER:** 9:30 a.m.

**Pledge of Allegiance**

**Public Comment** Speakers limited to 2 minutes-time may not be donated to another

**Approval of Agenda** Approval of Agenda for November 1, 2023 meeting

**Approval of Minutes** Approval of Minutes for October 4, 2023meeting

**REGULAR BUSINESS**

**ACTION ITEMS:**

1. **Claim of Exemption #13: 5 Year Claim of Exemption**

 Applicant: Megan Stablein

 Agent: Lorenzo Dominguez, East Mountain Survey

 Site: Indian Hills, Unit 4, Tract 1, Lands of Fike, being 90A Cassandra Ct

 Zone: RR, Rural Residential, 2.5 acre minimum

1. **Variance to Area: Create parcel below District minimum standard**

 Applicant: Sun Zia Wind, LLC

 Agent: Shannon Marshall

 Site: Tracts B-1-B and B-2, Section 33, T.2N., R.13E., NMPM, Lands of Lazy LJ Ranch, LLC

 Zone: Special Use Area, Zone A, Agricultural preservation, 40 acre minimum

1. **Claim of Exemption #7: Lot Line Adjustment**

 Applicant: Sun Zia Wind, LLC

 Agent: Shannon Marshall

 Site: Tracts B-1-B and B-2, Section 33, T.2N., R.13E., NMPM, Lands of Lazy LJ Ranch, LLC

 Zone: Special Use Area, Zone A, Agricultural preservation, 40 acre minimum

**PUBLIC HEARING**

1. **Summary Review: Create Type 5 Subdivision**

 Applicant: Giraudo Investments

 Agent: Tim Oden, Oden & Associates

 Site: Being Tract 1 of the Lands of Giraudo Investments, LLC, Section 31, T.9N., R.8E, NMPM

 Zone: RR, Rural Residential, 2.5 acre minimum

1. **Special Use: Family Retreat Center**

Applicant: Ramon & Patsy Tenorio

 Agent: Jonathan Turner, Consensus Planning

 Site: Lots 17A & 18, Antelope Springs Ranches, Section 14, T.7N., R.8E., NMPM

 Zone: PL, Pre-platted Lands

**DISCUSSION ITEMS: None**

*Pursuant to New Mexico State Statute Section 10-15-1 through 10-15-4 (NMSA 1978), these issues can be addressed in general. No decision can be rendered at this meeting.*

**EXECUTIVE SESSION:**

 *As per motion and roll call vote, pursuant to New Mexico state statute section*

*10-15-1, the following matters will be discussed in closed session*

**ADJOURN:**

*If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meetings, please contact the Torrance County Manager’s Office at 205 9th Street, Room 24, Estancia, NM 87016 (505) 544-4700 at least one week prior to the meeting or as soon as possible. Public documents, including the agendas and minutes, can be provided in various accessible formats. Please contact the Torrance County Clerk’s Office at 205 9th Street, Room 1, Estancia, NM 87016 (505) 544-4350 if a summary or other type of accessible format is needed.*

**MEETING FORMAT**

All those presenting before the Board must be sworn in.

1. Each item will be introduced by Staff.
2. Staff report.
3. The Applicant may then address the item.
4. The Chairman will then give those in favor of the item an opportunity to speak.
5. The Chairman will then give those in opposition to the item an opportunity to speak.
6. The Chairman may then allow limited questions and/or discussion from the floor.
7. The Applicant shall have the opportunity to rebut.
8. Staff report.
9. The item will be "brought to the table". All discussion and/or debate is terminated except for questions, comments, or discussion initiated by Board Members.
10. The Board will vote on the item and the findings will be announced.
11. Any other information needed on a given item can be obtained from the Planning & Zoning Office after the meeting has adjourned.