

TORRANCE COUNTY PLANNING & ZONING BOARD

AGENDA

Commission Chambers Administrative Offices 205 S 9th Street Estancia New Mexico 87016
REGULAR MEETING
June 3, 2026

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 June 3, 2026 meeting
Approval of Minutes Approval of Minutes for March 4, 2026 meeting

ACTION ITEMS

Deferred from April 1, 2026

1. Claim of Exemption 11: 140 Acre Claim of Exemption

Applicant: Mesteno Draw Ranch, LLC, Joan L. Bybee
Agent: John Humphries
Site: N2 & W2 SW4 & NE4 SW4 & NW4 SE4 Section 34, T.6N., R.7E., NMPM
Zone: AP-40, Agricultural Preservation, 40 Acre minimum

Deferred from May 6, 2026

Public Hearing

2. Renewal of Solid Waste District

Applicant: Special Waste Disposal, Inc.
Agent: Brian Kilcup
Site: Within the N2 of Section 19 and within the NW4 of Section 20, T.2N., R.8E.
NMPM and being addressed as 91 Liberty Valley Road.
Zone: Solid Waste Management District (SW)

Current business

3. Claim of Exemption 7: Lot Line Adjustment

Applicant: Tony and Patricia Giraudo
Agent: Oden & Associates, Tim Oden
Site: Lots 17 & 18, Broadmoor Estates. Located in Section 21, T.9E., R.8E., NMPM
Zone: RR, Rural Residential, 2.5 Acre minimum

4. Claim of Exemption 13: 5 year Claim of Exemption

Applicant: The Oro Quay Trust, William Bell
Agent: Self
Site: Lot 22, Unit 3, Indian Hills Estates, being 229 A and 229 B Cedar Lane
Zone: RR, Rural Residential, 2.5 Acre minimum

5. Claim of Exemption 7: Lot Consolidation

Applicant: Nancy and Sean Burton
Agent: East Mountain Surveying, Derrick Smith
Site: Known as Tracts A, B, and C, within Section 2, T.6N., R.7E., NMPM
Zone: AP- 40, Agricultural Preservation, 40 Acre minimum

Public Hearing

6. Summary Review: Create Type 3 Subdivision (2 to 24 lots, size of smallest lot less than 10 acres)

Applicant: Anniel Almanza Pardo
Agent: LED Surveying, Lorenzo Dominguez
Site: Tract A, Section 26, T.7E., R.8E., NMPM, being 51 Tree Farm Rd W
Zone: AP-5, Agricultural Preservation, 5 acre minimum

7. Summary Review: Create Type 5 Subdivision (2 to 24 lots, size of smallest lot more than 10 acres)

Applicant: Dean & Ivellise Schwebach
Agent: LED Surveying, Lorenzo Dominguez
Site: Tract A-1-A, Lying and being Situate within Section 14, T.9N., R.8E., NMPM.
Zone: RR, Rural Residential, 2.5 acre minimum

DISCUSSION ITEMS: P&Z Board member status

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 either by Staff or by the Applicant.
2. The Applicant may then address the item.
3. The Chairman will then give those in favor of the item an opportunity to speak.
4. The Chairman will then give those in opposition to the item an opportunity to speak.
5. The Chairman may then allow limited questions and/or discussion from the floor.
6. The Applicant shall have the opportunity to rebut.
7. 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.
8. The Board will vote for or against the item and the findings will be announced.
9. Any other information needed on a given item can be obtained from the Planning & Zoning Office after the meeting has adjourned.