

TORRANCE COUNTY PLANNING & ZONING BOARD

AGENDA

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

REGULAR MEETING

May 7, 2025

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 May 7, 2025 meeting

Approval of Minutes Approval of Minutes for April 2, 2025 meeting

ACTION ITEMS

1. Variance: Setback

Applicant: Palm Harbor Villages, Inc
Agent: Brandon DuBois
Site: Lot 5, Block 9, Sunset Acres Subdivision being 9 Capitan Street
Zone: RR, Rural Residential, 2.5 acre minimum

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

Applicant: New Mexico Land and Property Investments, LLC
Agent: Gromaticus Geomatics, Robert Gromatzky
Site: S2, Lot 12, Block A, Moriarty South Subdivision
Zone: RR, Rural Residential, 2.5 acre minimum

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

Applicant: Jeremy Myers
Agent: East Mountain Survey, Zane Smith
Site: Tract: A, S 27, T.8N., R.8E., NMPM, within the N2,N2,NE4, Lands of Harold Thompson
Zone: AP-5, Agricultural Preservation, 5 Acre minimum

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

Applicant: Jeremy Myers
Agent: East Mountain Survey, Zane Smith
Site: Tract: T-B, S 27, T.8N., R.8E., NMPM, within the N2,N2,NE4, Lands of Thompson
Zone: AP-5, Agricultural Preservation, 5 Acre minimum

5. Variance: Setback

Applicant: Archdiocese of Santa Fe
Agent: Lenora Romero, President, Manzano Land Grant
Site: Manzano OTS Lot: M-74 being 7501 State Hwy 55
Zone: VCP, Village Community Preservation

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

Applicant: Archdiocese of Santa Fe
Agent: Lenora Romero, President, Manzano Land Grant
Site: Manzano OTS Lot: M-74 being 7501 State Hwy 55
Zone: VCP, Village Community Preservation

7. Special Use: Modification of Land Use and Area

Applicant: Manzano Mountain Retreat
Agent: Jesse Dudley
Site: Tract A, B, & C, S6, T.5N., R.6E., NMPM Lands of Ray Darnell; W2,NW4,SW4,S 5, T.5N, R.6E, NMPM; E2,NW4,SW4, S 5, T.5N., R.6E., NMPM
Zone: Special Use/C, Conservation District, 40 acre minimum

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 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.