

**TORRANCE COUNTY PLANNING & ZONING BOARD**

**AGENDA**

Commission Chambers    Administrative Offices    205 S 9<sup>th</sup> Street    Estancia    New Mexico    87016

**REGULAR MEETING**

**August 6, 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 August 6, 2025 meeting

**Approval of Minutes**        Approval of Minutes for July 2, 2025 meeting

**ACTION ITEMS**

**1. Conditional Use permit: 2<sup>nd</sup> Dwelling**

Applicant:    Charles O'Donnell

Agent:        Self

Site:            Lot 5, Rancho Los Caballos subdivision, being 190 Paso Fino

Zone:            A, Agricultural Preservation, 40 acre minimum

**2. Claim of Exemption 1: 40 Acre Claim of Exemption**

Applicant:    Wind N' Wire, LLC, Jeanne Wetterman

Agent:        Bohannon Huston, Inc. Aaron Martinez

Site:            Tract: A S: 7 T: 5N R: 12E, Lands of Tom & Jeanne Wetterman

Zone:            SU 34, Special Use

**3. Claim of Exemption 7: Lot Line Adjustment**

Applicant:    Billie Sue Luther/

Agent:        East Mountain Survey, Rick Smith

Site:            NW4, Section 6, T.3N., R.7E., NMPM known as 2 West Side City Limit Road South

Zone:            RR, Rural Residential, 2.5 Acre minimum

**4. Variance: Create Parcel Smaller than District Minimum Standard**

Applicant:    Lucy Chavez

Agent:        East Mountain Survey, Rick Smith

Site:            Known as Lot 32, within Projected Section 30, T.6N., R.7E., NMPM

Zone:            RCP, Rural Community Preservation, 40 Acre minimum

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

Applicant:    Lucy Chavez

Agent:        East Mountain Survey, Rick Smith

Site:            Known as Lot 32, within Projected Section 30, T.6N., R.7E., NMPM

Zone:            RCP, Rural Community Preservation, 40 Acre minimum

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

Applicant: BRCE, LLC, Ben Spence  
Agent: East Mountain Survey, Rick Smith  
Site: Tract A, within Section 9, T.9N, R.8E, NMPM  
Zone: RR, Rural Residential, 2.5 Acre minimum

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

Applicant: John Mora  
Agent: East Mountain Survey, Rick Smith  
Site: Tract B, within Section 9, T.9N, R.8E, NMPM  
Zone: RR, Rural Residential, 2.5 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 9<sup>th</sup> 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 9<sup>th</sup> 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.