

**TORRANCE COUNTY PLANNING & ZONING BOARD**  
**AGENDA**

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

**REGULAR MEETING**

**January 3, 2024**

**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 January 3, 2024 meeting

**Approval of Minutes:** Approval of Minutes for December 6, 2023 meeting

**ACTION ITEMS**

**PUBLIC HEARING**

**Deferred from December 6, 2023 meeting**

**1. Summary Review: 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

**REGULAR BUSINESS**

**2. Variance: Setback**

Applicant: AJM LLC dba M&M Self Storage

Agent: Anthony Morlando

Site: Tract 4 located within the NE4, Section 6, T.9N., R.8E., NMPM being 2383 NM Hwy 333

Zone: D-1. Minor Commercial Development

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

Applicant: Manuel Alcalé

Agent: East Mountain Survey, Lorenzo Dominguez

Site: Lot 1-E, Block B, Moriarty South Subdivision, Section 34, T.9N., R.8E., NMPM

Zone: RR, Rural Residential, 2.5 acre minimum

**4. Variance to Area: Create parcel smaller than district minimum standard**

Applicant: Dominic Gonzales

Agent: BNSF, Modrall Sperling, Bayard Roberts

Site: Section 26, T.5N., R.12E, NMPM all less 20 acres

Zone: A, Agricultural, 40 acre minimum

**5. Variance to Use: According to one mile buffer zone allowance, Ordinance Section 8.1.D.2**

Applicant: Dominic Gonzales

Agent: BNSF, Modrall Sperling, Bayard Roberts

Site: Section 26, T.5N., R.12E, NMPM all less 20 acres

Zone: A, Agricultural, 40 acre minimum

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

Applicant: Dominic Gonzales  
Agent: BNSF, Modrall Sperling, Bayard Roberts  
Site: Section 26, T.5N., R.12E, NMPM all less 20 acres  
Zone: A, Agricultural, 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 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 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.