

**BOARD OF ADJUSTMENT/ PLANNING & ZONING COMMISSION
REGULAR MEETING
Monday, July 27, 2020 @ 4:00 PM
CITY OF LAS VEGAS COUNCIL CHAMBERS
1700 NORTH GRAND AVENUE, LAS VEGAS, NEW MEXICO**

CALL TO ORDER:

Chairperson Mack Crow called the meeting to order at 4:00 pm. Mr. Crow thanked all the Commissioners for coming to the meeting, as it was particularly important.

PLEDGE OF ALLEGIANCE:

Mr. Crow asked everyone to stand up to recite the Pledge of Allegiance.

ROLL CALL:

Present:

Mike Sweeney
Manny Barela
Dianne Lindsay
Mack Crow
Joe Coca

Absent:

APPROVAL OF AGENDA:

Mr. Crow asked if everyone had the opportunity to review the Agenda and asked for a motion to approve it. Mr. Sweeney made a motion to approve the Agenda as presented, seconded by Mr. Coca. Mr. Crow asked all those in favor say "Aye". All Commissioners stated "Aye". Mr. Crow as all those opposed say "Nay", no one was opposed. Motion was approved unanimously.

APPROVAL OF MINUTES:

Mr. Crow stated that the next item on the agenda is the approval of the minutes for June 29, 2020. He asked if any of the Commissioners had any questions, comments, or changes to the minutes. He stated that he had reviewed the minutes and he found nothing. None of the Commissioners had any changes. Mr. Crow asked for a motion to approve or disapprove the minutes. Mr. Barela made a motion to approve the minutes for June 29, 2020 as presented, seconded by Ms. Lindsay. Coca. . Mr. Crow asked all those in favor say "Aye". All Commissioners stated "Aye". Mr. Crow as all those opposed say "Nay", no one was opposed. Motion was approved unanimously.

Mr. Crow stated that the minutes for June 29, 2020 were now approved as presented.

BOARD OF ADJUSTMENT:

Mr. Crow stated that there were no applications to present at this time.

PLANNING AND ZONING:

Mr. Crow stated that Item #1 on the Agenda is an Application submitted by Mr. Richard Peek for a Zone Change from a C-3 (General Commercial Zone) to an R-1 (Single Family Residential Zone) for property located at 45-A Mountain View Drive, Las Vegas, NM 87701. We are tasked with making a recommendation to City Council for approval or disapproval of the application.

Mr. Crow asked everyone that was going to speak on this item on the agenda to stand up and be sworn in. All were sworn in.

Mr. Crow again asked the Commissioners if they had any questions, comments, or discussion of Mr. Peek's application.

Mr. Crow stated that he had one question. He asked Maria if she had posted the signs and send out the notices as required.

Maria Perea responded that yes, she did post on the property and all notices were mailed out on time.

Mr. Crow asked if there was any calls or comments on the project.

Maria Perea responded that she received no phone calls or letters for or against the project. She also stated that there was no opposition when it went from a Residential to a Commercial the last time.

Mr. Crow asked if staff had any recommendations on the project.

Maria Perea stated that she would recommend approval as the building has been vacant for some time. What Mr. Peek wants to do is convert a portion of the building into a single-family residence and leave the rest of the building as a garage to work on his projects. Maria stated that the building is big enough to accommodate both. She stated that Mr. Peek could speak more on what he is planning to do with the building.

Mr. Barela stated that he agreed with the recommendation. He also stated that he spoke with Mr. Peek before the meeting and he thinks it is a good idea, so the building will not be vacant.

Ms. Lindsay welcomed Mr. Peek to New Mexico and to Las Vegas and stated that she also thought it was a good idea.

Mr. Coca stated that he also spoke with Mr. Peek before the meeting and his one concern was the blocking of the street on Mountain View. He stated that Mr. Peek advised him that it was not an issue. He also recommended approval of the project.

Maria Perea stated that on the blocking of the street, the issue was resolved with the Fire Department some time ago. She has not received all the documentation regarding the issue, but she will be getting it before the next meeting. Maria explained the issue and where the easements were in the area.

Mr. Crow asked about the neighbors in the back of this building. How do they get into their properties?

Maria Perea responded that they are supposed to go in through North Grand Avenue. There used to go in through Mountain View but there is no road easement there. Maria showed them the plat and showed the Commission where the easements were located and the access to the properties in the back.

There was further discussion on the easements while viewing the plat.

Mr. Sweeney stated that he saw no problem in approving the application.

Mr. Crow asked for a motion to approve or disapprove the Zone Change Application submitted by Mr. Peek.

Motion was made by Mr. Barela to recommend approval of the Zone Change Application as submitted; Mr. Sweeney seconded the motion. Mr. Crow requested a roll call vote.

ROLL CALL: Joe Coca – Yes
 Dianne Lindsay – Yes
 Manny Barela – Yes
 Mike Sweeney – Yes

Mr. Crow stated that the motion was approved, and Mr. Peek could continue the process.

Mr. Peek stated that he had a question. He asked Maria if he could start the process of construction yet. Maria stated that the recommendation had to go to City Council next, and that was going to be on September 9, 2020. If City Council approves it, then he can proceed with the process.

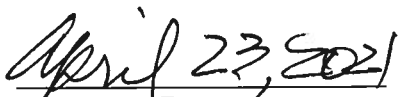
NEW AND OTHER BUSINESS:

Mr. Crow asked Maria if there was anything else. Maria stated there was nothing else, this was it.

ADJOURMENT:

Mr. Crow asked for a motion to adjourn, since there was nothing else to discuss. Ms. Lindsay made a motion to adjourn the meeting, Mr. Coca seconded the motion. Mr. Crow asked all those in favor say “Aye”. All Commissioners said “Aye”. Mr. Crow asked all those opposed say “Nay”, none opposed. Meeting adjourned at 4:20pm.


Mack Crow, Chairperson


Date