

**MINUTES OF THE CITY OF LAS VEGAS PLANNING AND ZONING BOARD
MEETING HELD ON MONDAY, December 30, 2024, AT 4:00 P.M. IN THE CITY
HALL COUNCIL CHAMBERS. 1700 N. GRAND AVE., LAS VEGAS, NM 87701.**

Board Members present:

**Mike Sweeney
Andrew Salazar
Travis Regensberg
Star Ford**

Board Members absent:

**Oliver L'esperance
Kerry Rodriguez**

Also present:

**Lucas Marquez, Community Development Director
Scott Zunker – City Planner
Charles Ortiz, Planning & Zoning Coordinator
Jessica (no last name provided), Amanda Martinez, and
Roger Benavides**

- I. Pledge of Allegiance – Travis Regensberg led the attendees in the Pledge.**
- II. Call to order: The meeting was called to order at 4:02 PM and in the absence of the Chair and Vice Chair the Board Members in attendance were required to elected a “Temporary Chair”.
Andrew Salazar nominated Travis Regensberg to be the “Temporary Chair” for the current meeting and Star Ford seconded the motion.**

A voice vote was taken and Travis Regensberg was selected “Temporary Chairman” for the meeting.

III. Roll Call:

**Board Members present:
Mike Sweeney
Andrew Salazar
Travis Regensberg
Star Ford**

- IV. Chairman Regensberg asked everyone to stand and offer a moment of silence.**

V. Approval of Agenda:

Star Ford moved to approve the agenda as presented. Andrew Salazar seconded the motion.

A voice vote was taken with all voting in favor.

Motion was approved.

VI. Approval of Minutes:

The regular meeting minutes from November 25, 2024.

Andrew Salazar moved to approve the minutes as presented. Star Ford seconded the motion.

A voice vote was taken with all voting in favor.

The motion passed.

VII. Public Hearings and Decisions:

The Chair asked for anyone wishing to speak for or against any of the Hearing Items to please be sworn in.

Roger Benavidas was sworn in by Travis Regensberg.

a. Conduct a public hearing regarding an application by Warfield Properties, Inc. for a re-zone at 109 Grand Avenue from a C-3 to a R-3 followed by consideration for approval of the application.

No Action. Due to a "posting notice" error this item was not heard.

b. Conduct a public hearing regarding an application by Roger Benavidas for a variance for setback requirements at 919 Tecolote Street followed by consideration for approval of the application.

Mr. Benavidas stated that he wants to build a 30 X 30 metal garage on slab at 919 Tecolote. Mr. Benavidas stated that his cement slab was set at ten feet and Mr. Ortiz told him it needed to be 15 feet. (Set backlines) The Board asked if the cement was already in place? Mr. Benavidas stated "yes". Mr. Benavidas was asked if he had obtained a building permit? He answered "no". Mr. Ortiz explained the process to receive a Zoning Clearance and a building permit. It was discussed that there could be a problem with the State Construction Industries since the cement slab was already poured.

It was stated that this Board will address only the variance and not the construction permits.

Star Ford questioned if the wrong property was highlighted on the Zoning Map as the streets do not correlate to the application. Chair Regensberg asked to have the Zoning map be corrected. Star Ford asked about the importance of the set back lines. It was stated that it is for safety, for Fire, Police, etc.

The Board asked for clarification of the exact location of the structure and on what property it would be placed.

Mr. Sweeney asked about Mr. Benavidas' relatives in order to make sure he was not related to Mr. Benavidas and stated that if he determined they were related then he would have to recuse himself from the decision. It was determined that they were not related.

Chair Regensberg asked if neighboring property owners had been notified and Mr. Ortiz stated that letters had been sent to those within 100 feet of the property. Chair Regensberg asked if any of the Board Members had any further questions. The Board Members stated no further questions. Chair Regensberg asked Mr. Benavidas if he had any further comments and Mr. Benavidas stated he did not.

Andrew Salazar moved to approve the variance request. Mike Sweeney seconded the motion.

The Chair asked for a roll call vote.

Mike Sweeney	- Yes
Andrew Salazar	- Yes
Star Ford	- No

Motion passed with two votes in favor and one vote against.

The Board approved the variance and now the variance will go before the City Council for approval.

c. Conduct a public hearing regarding an application by James Duran for a lot split at 20 and 22 NM Highway 518 followed by consideration for approval of the application.

No Action. The item was removed as more information was needed by staff.

VIII. Other Business:

Chair Regensberg wanted to thank the Board Members for the way their questions and input were orderly and smooth.

IX. Adjournment:

ACTION: Star Ford moved to adjourn the meeting. Andrew Salazar seconded the motion. Motion was approved – with all voting in favor.

Meeting was adjourned at 4:26 P.M.

Minutes approved on 1/13/2025

Signature *Oliver L'esperance, Chair*