

**MINUTES OF THE CITY OF LAS VEGAS PLANNING AND ZONING BOARD  
MEETING HELD ON MONDAY, MARCH 31, 2025, AT 4:00 P.M. IN THE CITY HALL  
COUNCIL CHAMBERS. 1700 N. GRAND AVENUE, LAS VEGAS, NM 87701.**

**Board Members present:**

Oliver L'esperance  
Star Ford  
Andrew Salazar  
Mike Sweeny

**Board Members absent:**

Travis Regensburg

**Also present:**

Lucas Marquez, Community Development Director  
Charles Ortiz, Planning & Zoning Coordinator  
Erik Hidalgo, Community Development Admin. Aide I  
Patsy Pacheco  
Toby Sanchez

**I. Pledge of Allegiance:** The pledge of allegiance was recited by all attendees prior to the call of order.

**II. Call to Order:** The meeting was called to order by Oliver L'esperance at 4:03pm

**III. Roll Call:**

Board Members present:  
Oliver L'esperance  
Star Ford  
Andrew Salazar  
Mike Sweeny

Board members absent:  
Travis Regensburg

-A quorum was established.

**IV. Approval of agenda:**

Oliver L'esperance moved to approve the agenda. Star Ford seconded the motion. All voted in favor. Motion was approved.

**V. Approval of minutes:**

Minutes from January 27th, 2025.

Oliver L'esperance stated the approval of minutes will be tabled, due to a spelling error of the date, reading January 13th, 2025.

## **VI. Public Comment:**

Oliver L'esperance swore in Patsy Pacheco & Toby Sanchez for public comment.

Oliver L'esperance asked Patsy Pacheco to give her public comments first.

Patsy Pacheco voiced her opinion regarding Toby Sanchez wanting to change the zoning to commercial. She asked how it would help the community or the neighborhood and why break something that hasn't been broken. She stated that it raises the concern of safety and vandalism that might occur. She stated that her elderly parents live next door, which raises the concern.

Toby Sanchez advised that he was looking to change the property to a commercial zone, when he bought the property the paperwork said it was already a commercial property. From his understanding it was the parking lot for the old Ludi's grocery store, which was assumed to be commercial. The county offices have it listed under commercial zoning, but the City offices do not. His background shows he owns the property across the street on the corner of Independence and South Pacific. The restaurant has brought in more lighting to the area.

## **VII. Public Hearing on 835 S Pacific**

Oliver L'esperance made a motion for a public hearing on the agenda topic. Star Ford, seconded the motion. All voted in favor. Motion was approved

Oliver L'esperance restated the zone will be changed from a R-3 to a C-3. Oliver L'esperance asked Toby Sanchez if the storage sheds will be a sure business idea. Toby Sanchez stated, he also has other potential ideas if this one cannot be done. Oliver L'esperance mentioned the property would have a hard time meeting the set back requirements and advised that, "It should be a 15ft set back". Charles Ortiz confirmed according to the ordinance. Toby Sanchez discussed a map showing the neighborhood including the 50% rule and stated, if 50% of the community are building up to the property line, then the rest of the properties can do the same. Oliver L'esperance advised that they would have to leave that up to Council for more advice, unless Lucas Marquez or Charles Ortiz have input.

Lucas Marquez advised that it was in the ordinance where, if 50% of the area is non compliant then rest may follow. He also mentions the majority of the West side of town was assembled before the ordinances of 1970 when both sides of Las Vegas became one. For this reason Mr. Sanchez may follow this rule as well. He may face some challenges with the containers.

Star Ford advised by looking at the lot size 26 x 100 ft, the set back of 15ft would be from the S. Pacific street from the structure?

Charles Ortiz advised that the City ordinance states there will be a 15ft set back for all sides of the property.

Lucas Marquez advised since the property was on a corner lot, the 2 sides facing the street are fine, but the sides facing the neighbors will need to follow the set back rule and it cannot be avoided.

Ford Star asked Lucas Marquez & Charles Ortiz, why a C-3 was the recommended zoning.

Lucas Marquez advised that a C-3 fit the criteria the most. None of the existing commercial zone mention any verbiage for storage sheds. A C-3 has all the benefits of a C-1 & C-2 and the old Ludi's was currently zoned as a C-3. The planning & zoning division did not want to spot zone the area and the lot was currently covered in cement so it would have been harder to build on if left as an R-3.

Mike Sweeney asked if there were 11 storage units total.

Toby Sanchez confirmed, totaling 88 ft. The units will be accessible from Sapello & S. Pacific street.

Oliver L'esperance asked for a motion to close the public hearing. Mike Sweeney motioned to approve. Star Ford seconded the motion.

Roll Call:     Mike Sweeney     - Yes  
                  Andrew Salazar   - Yes  
                  Star Ford           - Yes  
                  Oliver L'esperance   - Yes  
                  Motion carried.

Oliver L'esperance asked for a motion to approve or dis-approve the zone change. Star Ford moved to approve the zone change request, with provision that the City will go further discovery of the 50% non compliance rule. Andrew Salazar seconded the motion.

Roll Call:     Mike Sweeney     - Yes  
                  Andrew Salazar   - Yes  
                  Star Ford           - Yes  
                  Oliver L'esperance   - Yes  
                  Motion carried.

**VIII. Other business:**

-None

Motion to adjourn the meeting was made by Oliver L'esperance. Star Ford seconded the motion. All voted in favor.

Meeting was adjourned at 4:30 PM.

Minutes approved by:  \_\_\_\_\_

Date: 4/28/25