



**TOWN OF PERALTA**  
Planning & Zoning Commission  
90 A Molina Rd - PO Box 1830  
Peralta, NM 87042

**Commissioners**  
  
Leroy Pacheco  
Waldy Salazar Jerry  
Romero Peter Gurule  
Vincent Milavec

**MINUTES**  
**STREAMING LIVE ON**  
**TOWN OF PERALTA'S FACEBOOK**  
**PLANNING & ZONING (P & Z) MEETING**

**TUESDAY October 20, 2020 @ 6:00P.M. AT PERALTA TOWN HALL, 90A MOLINA RD.**

- 1) Call to order at 6:10PM
- 2) Pledge of Allegiance-Led by Commissioner Salazar
- 3) Consideration and Possible Action to Approve Agenda for October 20, 2020. Commissioner Pacheco made the motion to approve agenda, second by Commissioner Gurule. Approve. Commissioner Romero or Commissioner Milavec were unable to attend this meeting.
- 4) Consideration and Possible Action to Approve Minutes from September 15,2020 - Motion to approval of minutes by Commissioner Pacheco, and second by Commissioner Gurule.
- 5) Discussion and Action Items
  - a. Conditional Use Permit – 15 Alecia Circle, placement of second mobile home on property to care for disable adult son. Commissioner Pacheco is concerned whether there is enough space on a half-acre to place 2 mobile homes. Ms. Williams (phone conference) stating that the mobile home would face west to east and egress would be on the south side of mobile home. Commissioner Pacheco wanted the make sure the Williams understood the Comprehensive Ordinance under Conditional Use that their Conditional Use permit would go through a review process in 5 years, he also explained the cost of Peralta's sewer installation and placing an electrical pole. Mr. and Mrs. Williams were concerned about the cost of placement of the mobile home and the review process in 5 years. Mr. Williams decided to pull their Conditional Use permit.
  - b. Proposed Zoning Ordinance Amendment- to subdivide one acre to residential neighborhood. Land of Virgil E Quesnell Tract 3 7.02 acres. - 22 Rainbow Rd. Eva Quesnell (phone conference) explained why her family would like to spilt one acre off and rezone that acre as Rural Neighborhood. It was her parents wish that their children would be able to stay on this property. Eva's brother was given the parents' home. The Quesnell children would like to split off the house with 1.0224ac and rezone that acreage to Residential Neighborhood and leave the other 6 acres at Rural Residential. Dr. Evanko did call in on the clerk's phone asking it the full acreage was being rezoned (hard to understand on Face Book Live) The Clerk explained what the Quesnell family was asking for the 1.02acres to be zoned at Neighbor Residential not the 7.02 acres. Dr Evanko said "ok, thank you."
  - c. Review and propose a Comprehensive Ordinance Zone Ordinance Amendment to zone entire property to commercial. Tract:115B1 91.84ac), Tract 116A (.20ac), and Tract 113A2 (.89ac) total of 2.93ac. This parcel of land is zone with the frontage as commercial and the back 2.00ac +/- as Rural Residential. Cherie Kiehne and Max Kiehne owner of the property (phone Conference) This property has been up for sale for many years. They have a potential buyer for this property that would like to utilize the full 2.93 acres for commercial purpose. Christy Aragon from 5 Chad St phoned in to speak her concerns. She does not want a commercial business behind her property. She also states that her neighbor Johnny Gonzales would like to comment. Johnny Gonzales 7 Cody Rd (phone conference) just wanted

to go onto record that he does not want a commercial business behind his property.

6.) Action

- a. Consideration and possible action to approve Conditional Use Permit – Property owners pulled the Conditional Use permit.
- b. Prepare and transmit a recommendation in writing to the Town Council regarding the proposed Zoning Code Amendment. 22 Rainbow Rd. Motion was made by Commissioner Gurule in favor of the proposed zone amendment and to move forward their recommendation to the Town Council, second by Commissioner Pacheco.
- c. Prepare and transmit a recommendation in writing to the Town Council regarding the proposed Zoning Code Amendment. 3605 Highway 47. Motion was made by Commissioner Pacheco to forward their recommendation to the Town Council, second by Commissioner Gurule.

7) Next Schedule meeting is November 16, 2020.

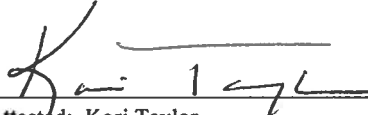
8) Adjourn at 7:15PM

\*Agenda Subject to change.

Appeals. Any person aggrieved by a decision of the Code Enforcement Officer or the P & Z commission in carrying out the provision of this ordinance may appeal the decision to the Town Council.

INDIVIDUALS WITH DISABILITIES: TO REQUEST AN ACCOMMODATION OR INFORMATION ABOUT PHYSICAL ACCESSIBILITY, CALL  
505-869-2050

  
Urban Burris Code Enforcement Officer

  
Attested: Kori Taylor