

**Lea County Planning & Zoning Board**  
**Regular Meeting**  
**Tuesday, July 10, 2018 9:30 A.M.**  
**Commission Chambers, Lea County Courthouse, 100 N. Main, Lovington, NM**

**MINUTES**

**ITEM 01: Call to Order**

Meeting was called to order at 9:34.

**ITEM 02: Roll Call:**

Kallie Windsor, Guy Kesner, Gary Eidson, Johnnie Hopper, Dickie Wall, & Daniel Johncox were present. Kay Hardin was absent.

**ITEM 03: Comments from the Public.**

No Comments from the Public.

**ITEM 04: Consideration of Approval of Minutes of May 8, 2018, Meeting.**

Motion to approve by Dickie Wall; seconded by Daniel Johncox. Unanimous Approval.

**ITEM 05: Public Hearing: Consideration for Approval of Variance of Minimum Average Lot Size under Lea County Subdivision Regulation 16.4.5B 2b for Babb Subdivision, Tract B2, in Section 33, Township 17 South, Range 38 East, N.M.P.M., Lea County, New Mexico.**

Guy Kesner moved to open the public hearing and it was seconded by Daniel Johncox and approved by all. Mr. Reid was sworn in by Mrs. Windsor.

Mr. Reid presented the need for the variance on the average lot size for a subdivision. Mr. Eidson stated that easements are not allowed to be valued for lot size for liquid waste systems and since the lots sizes are 1.01 acres. This re-plat should be required to obtain another variance for lot size. Without the value of the easement each lot is only 0.91 acres. The Board agreed with Mr. Eidson and the members approved this item to be postponed to the next meeting on August 14, 2018. The plat needs to be revised to show a dedicated roadway on the east side of Tract B-2. Each lot needs to show 0.91 acres in size. Board prefers dedicated roadways over variance. Mr. Eidson moved that this item be postponed until the plat is revised to show the proper acreage and supported with the proper variances. Second by Daniel Johncox and approval by all.

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**ITEM 06: Consideration of Approval of Armaan Subdivision, in Section 31, Township 15 South, Range 36 East, N.M.P.M., Lea County, New Mexico.**

Mr. Reid presented the subdivision to the Board. He explained the dedication on 3<sup>rd</sup> Street and the access easement to the property east of Tract 1. Mr. Reid noted that the disclosure statement states that the lots are never to be subdivided again without municipal infrastructure being in use on a future subdivided tract. Mr. Kesner moved that the Subdivision be approved with the condition that the statement showing proper dedication and restrictions on the plat. Seconded by Gary Eidson. Approved Unanimously.

**ITEM 07: Consideration of Approval to subdivide Lot 9, Block 2, Unit 1 of Quail Run Subdivision, in Section 27, Township 19 South, Range 38 East, N.M.P.M., Lea County, New Mexico.**

The Board inquired if this was a claim of exemption plat because the title and the language emphasis that option. Mr. Kesner asked if Bronco and Gaspar are dedicated. Mr. Reid response was that both were dedicated per the original establishment of the subdivision. He asked if this was a Claim of Exemption (COE) plat. Mr. Reid stated it is a replat of a subdivision lot so it cannot be a COE plat. Mr. Eidson asked then why is there a meets and bounds description for each new tract. The surveyor rendered that legal instead of the standard legal for subdivisions. Mr. Eidson stated that a metes and bounds description should never be placed in a subdivision. Mr. Eidson asked why the pipeline scar visible on google earth is not shown on this plat. He stated that it should be shown with an easement corridor of 100 foot in width encompassing the pipeline with the notation that is an unbuildable area. The Board postponed this approval until a later date when proper legal descriptions for a replat of a subdivision are shown on the plat and a truer rendering of the site is given on the plat. Motion by Guy Kesner with Daniel Johncox seconding and approval by all.

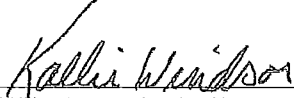
**ITEM 08: Confirm Next Meeting Dates August 14<sup>th</sup> & September 11th.**

Both meetings dates were confirmed by all.

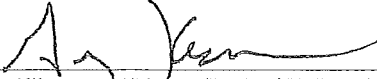
**ITEM 09: Adjourn**

Mr. Wall moved for adjournment with the second by Mr. Kesner and approve unanimously at 10:38 am on July 10, 2018.

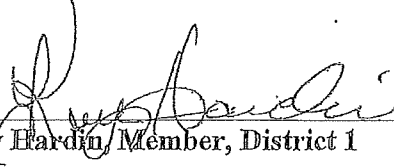
LEA COUNTY PLANNING & ZONING BOARD



Kallie Windsor, Chair, Lovington Extraterritorial Zoning Board

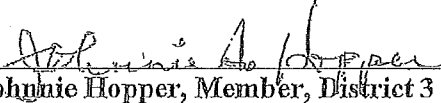


Guy Kesner, Vice-Chair, Hobbs Extraterritorial Zoning Board

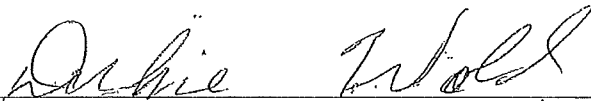


Kay Hardin, Member, District 1

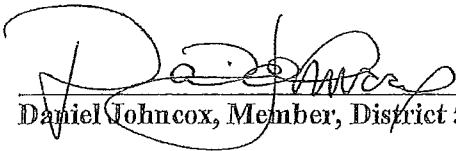
Gary Eidson, Member, District 2



Johnnie Hopper, Member, District 3



Dickie Wall, Member, District 4



Daniel Johncox, Member, District 5