



**TOWN OF PERALTA**  
Planning & Zoning Commission  
90 A Molina Rd – PO Box 1830  
Peralta, NM 87042  
505-869-2050

**Waldy Salazar**  
Chairman

Leroy Pacheco  
Vincent Milavec  
Jerry Romero  
Pete Gurule

### **PLANNING & ZONING COMMISSION MINUTES**

TUESDAY, MAY 17, 2022, at Peralta Town Hall, 90A Molina Rd. Peralta, NM

- 1) Call to order at 6:01pm by Chair Milavec; Commissioner's present are Christine Amestoy, Commissioners Pacheco, and Commissioner Salazar.
- 2) Pledge of Allegiance – was led by acting Chairman Milavec.
- 3) Consideration and Possible Action to Approve Agenda for May 17, 2022. Motion to approve agenda was made by Commissioner Salazar, Second by Commissioner Pacheco. The current agenda was approved.
- 4) Consideration and Possible Action to Approve Minutes for April 19<sup>th</sup>, 2022 – Item was tabled due to lack of a physical copy of the March minutes.
- 5) Public Discussion – Non-Agenda Items – None
- 6) Public Hearing – (public to address the P&Z Commission to be sworn in)
  - a. **Consideration of and Possible Approval for a Conditional Use** – Requesting a Home Occupational Business License for a Utility Trailer Rental, at 21 Valle Lindo Court, Legal Tract: 1A1A3 & Tract 1B1 Lot 3 2.18 acres. Several neighbors showed up to address the commission about a Home Occupational Business in their neighborhood. All residents were against a home occupational business in their neighborhood. Commissioner Salazar made a motion to deny Conditional Use, second by Commissioner Pacheco. Roll call vote; Commissioner Salazar, Aye, Commissioner Pacheco, Aye, Commissioner Amestoy, Aye and Commissioner Milavec, Aye. Motion to deny was approved.
  - b. **Double Wide Mobile Home** – Troy Treharn, 10 La Escondida Road. Motion made by Commissioner Pacheco to give Mr. Treharn 6 weeks from May 7<sup>th</sup> to remove Double Wide Mobile Home from property, the commission has been dealing with this for over a year with no communication with Mr. Treharn, Commissioner Salazar second the motion. Motion Approved.

c. **Consideration of and Possible Approval** of residing in recreational vehicle at 331 Merlot Rd, as temporary use while manufacture home is being set up on property. (Permit for MH has been approved and issued by the Town). Jeff and Gina Gonzales were a no show. Motion to deny was made by Commissioner Amestoy, second by Commissioner Pacheco. Motion to deny, approved.

d. **Subdivision Pre-Application Procedure** - LAND OF WILLIAM OTERO Tract: A 31.15 ACRES. Jim Bruhn submitted a pre application plat for a subdivision. The propose subdivision is located east of La Ladera, west of Black Quail Road, and south of Molina Road. The propose subdivision would have one road with 2 entrances, 24 one acre lots, 2 retention ponds, covenants, stick built homes 1600 sq ft or more, city sewer, water well, and piped fence around the community.

7) Next Meeting is scheduled for Tuesday, June 21, 2022 at 6:00pm.

8) Adjournment –Chairman Milavec asked for a Motion to Adjourn, Motion to adjourn was made by Commissioner Pacheco, second was made by Commissioner Amestoy. Meeting was adjourned at 7:35PM.

\*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 requesting accommodation about physical accessibility may call 505-869-2050.

A handwritten signature in black ink, appearing to read 'K-Taylor', written over a horizontal line.

Kori Taylor, Town Clerk

A handwritten signature in black ink, appearing to read 'Urban Burris', written over a horizontal line.

Urban Burris, Code Enforcement