



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

Commissioners:

Waldy Salazar, Leroy
Pacheco, Jerry Romero,
Vincent Milavec, Dr. Mark
Evanko

Minutes

codeenforcement@townofperalta.org

PLANNING & ZONING MEETING

TUESDAY May 18, 2021 @ 6:00P.M. AT PERALTA TOWN HALL, 90A MOLINA RD.

- 1) Call to order at 6:10 PM. Present was Commissioner Salazar, Romero and Evanko. Absent was Commissioner Pacheco and Milavec.
- 2) Pledge of Allegiance – Led by Commissioner Salazar
- 3) Consideration and Possible Action to Approve Agenda for May 18, 2021 – Motion to approve Agenda was made by Commissioner Evanko and 2nd by Commissioner Romero
- 4) Consideration and Possible Action to Approve Minutes from April 20, 2021. – Motion to approve Minutes made by Commissioner Evanko with 1 change; correct the spelling of his name on the Commissioner letter head, 2nd by Commissioner Romero.

Participants wanting to speak were sworn in, Ernest Montoya, Mike Padilla, Mitchell and Lindsey Cox, David Martinez and Christine Murphy.

- 5) Public Discussion – Non-Agenda Items.
- 6) New Business.

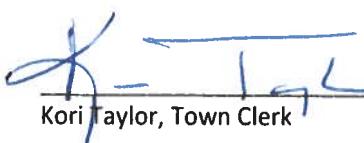
- a. Application for a Conditional Use Permit for a 2nd resident. – 02 Consuelo Road. Conditional Use permit for 02 Consuelo Road is .89ac with a double wide currently affixed to the property. Mr. Montoya is asking the Commission to allow his son and family to place another double wide mobile home on his property in order to help take care of himself and his wife who are both disable. Concern for the commission is the size of the property and the septic system. Mr. Montoya has been in contact with NMED to see if there was an acceptable solution to the septic issue. David Martinez (neighbor) wanted to know how long is a conditional use is good for and would there be a deposit like Bosque Farms. Commissioner Salazar stated that Peralta does not take deposits on conditional use for a secondary resident. Conditional use is approved for 5 years which may be extended under extenuating circumstances on secondary residents.
- b. Consideration and Possible Action to Approve Conditional Use Permit- 2 Consuelo Road Commission would like more information on the septic tank issue. Motion by Commission Salazar to table conditional use permit until next P and Z meeting (June 22, 2021) so homeowner could bring information from NMED. Second by Commissioner Evanko. Motion approved.
- c. Application for Conditional Use for an elderly parent to live in a Recreation Vehicle – 4 Dove Court. Tabled on April 20, 2021. - Lindsey and Mitchell Cox are asking for a conditional use application to allow her 74-year-old father to live in a Recreational Vehicle on their property at 4 Dove Court. Neighbor to the north Mike Padilla who brought in his covenants that was given to him when he purchased his property. There was confusion about the covenants. The covenants

are titled Restrictive Covenants Molina Addition Lots 1 – 32, not Quail Run. Quail Run is the legal name of the subdivision. Mike Padilla also stated the this would set a precedence in Peralta. This RV would be set next to his property so it will affect him greatly. Commissioner Evanko state that the RV would have to be moved in 5 years if the conditional use was allowed. Commissioner Salazar asked if the Cox's were on the Peralta sewer system. Mr. Cox stated they were not but knew they would have to hook up the city sewer if the conditional use permit was granted.

- d. Consideration and Possible Action to Approve Conditional Use Permit – 4 Dove Court. Commission Salazar made a motion to table the conditional use until next meeting (June 22, 2021) until Mr. and Mrs. Cox can checked into whether there is or is not a covenant for Quail Run.
- 7) Next Schedule meeting June 15, 2021 at 6:00pm.
- 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



Kori Taylor, Town Clerk



Urban Burris, Code Enforcement