

Lea County Planning & Zoning Board

Regular Meeting

Tuesday, March 10, 2015 9:30A.M.

Lea County Commission Chambers, 100 N. Main, Lovington, NM

ITEM 01: **CALL TO ORDER** - Chairman Kallie Windsor called the meeting to order at 9:33A.M. at the Lea County Commission Chambers. Members present were Kallie Windsor, Guy Kesner, Johnnie Hopper, Gary Eidson and Daniel Johncox. Also present were Clayton Davis, Lea County Planner Bruce Reid, Lea County Paralegal Kristie Parish and Lea County Administrative Coordinator Monica Russell.

ITEM 02: Comments from the Public

There were no comments from the public..

ITEM 03: Consideration of Approval of the March 10, 2015, Minutes

Mr. Eidson motioned to approve the minutes of the March 10, 2015, meeting. Motion seconded by Mr. Johncox and carried unanimously.

ITEM 04: Consideration of Approval of Davis Acres Subdivision, Located in the S/2 NW/4 of Section 10, Township 18 South, Range 38 East, Lea County, New Mexico, NMPM

It was noted that the current chairperson's name needed to be corrected to reflect Ms. Windsor.

Mr. Davis is creating four tracts out of a 4.4 acre tract. He has received a variance from the City of Hobbs Planning and Zoning Board stating that he doesn't have to continue Fowler or Linam Streets through the subdivision. There is a forty-foot easement to the east for access to his lot. However, an easement will have to be given to Harold Kincaid for access to his property. After some research, it was discovered that two landlocked properties in this subdivision before this transaction. Ms. Windsor contacted James Owensby with Elliott & Waldron Title Company to get his input on the potential title issues with this situation. Mr. Owensby stated that since Mr. Davis did not create the problem, he is not obligated to rectify it. Mr. Davis stated that once he figures out where access is needed, he will lay out the property so that the water well and septic aren't interfered with and will consider granting access in the future if it is requested. There would be no liability to the LCPZB because it isn't creating or approving the land lock.

Mr. Hopper motioned to approve the Davis Acres Subdivision, Located in the S/2 NW/4 of Section 10, Township 18 South, Range 38 East, Lea County, New Mexico, NMPM. Motion seconded by Mr. Johncox.

After further discussion, Mr. Kesner motioned to approve Davis Acres Subdivision, Located in the S/2 NW/4 of Section 10, Township 18 South, Range 38 East, Lea

County, New Mexico, NMPM, with the ability of Mr. Davis of either keeping the plats as presented or realigning Tracts 4 and 1 to grant easement to the parcel to the north of Tract 1. Motion seconded by Mr. Johncox and carried unanimously.

Mr. Davis stated that he intends to live in the subdivision and asked if he can consider Fowler a private road and have it caliched and chip sealed. Mr. Eidson stated that as long as he owns it he can do whatever he wants.

ITEM 05: Consideration of Other Business

Mr. Kesner recommend suggesting to the County Commission that it look into participating in the extension of Fowler from Lovelady to Alegre. He stated that it makes sense to have the two landowners split the cost with the City of Hobbs and Lea County. It helps a few parcels of land and opens the roadway to relieve traffic on Grimes.

ITEM 06: Set/Confirm Next Meeting(s)

The next meetings were set for April 14, 2015, and May 5, 2015.

ITEM 07: Adjourn

Mr. Johncox motioned to adjourn the meeting. Motion seconded by Mr. Hopper and carried unanimously. Meeting adjourned at 10:30A.M.

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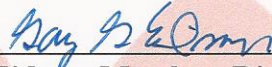


**Kallie Richards Windsor, Chairman, Lovington
Extraterritorial Zoning Board**



**Guy Kesner, Vice-Chairman, Hobbs Extraterritorial
Zoning**

Kay Hardin, Member, District 1



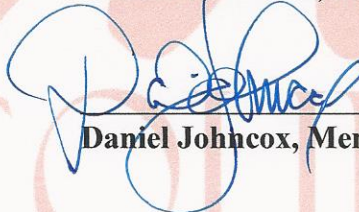
Gary Eidson, Member, District 2



Johnnie Hopper, Member, District 3



Robbie Robinson, Member, District 4



Daniel Johncox, Member, District 5

