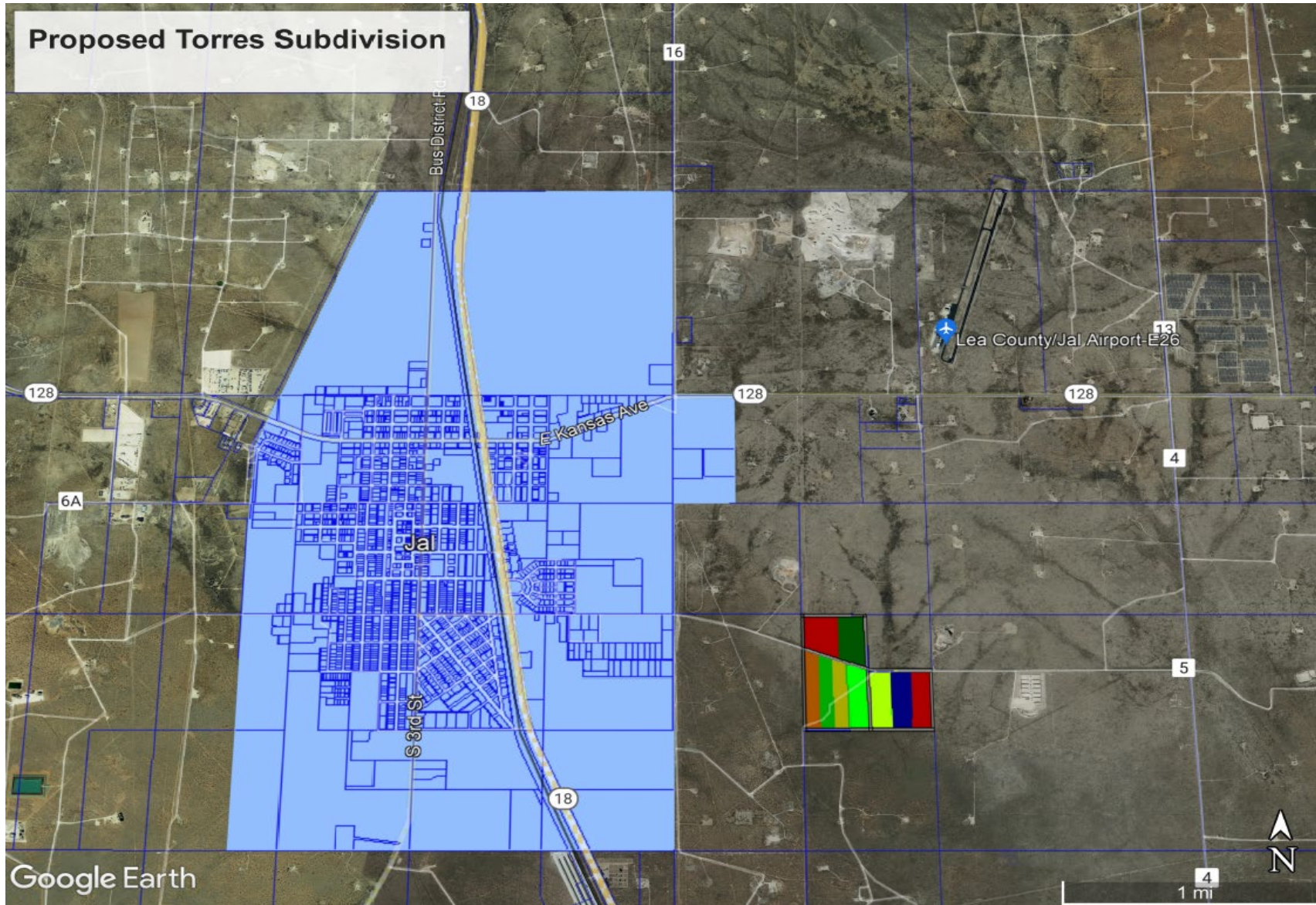


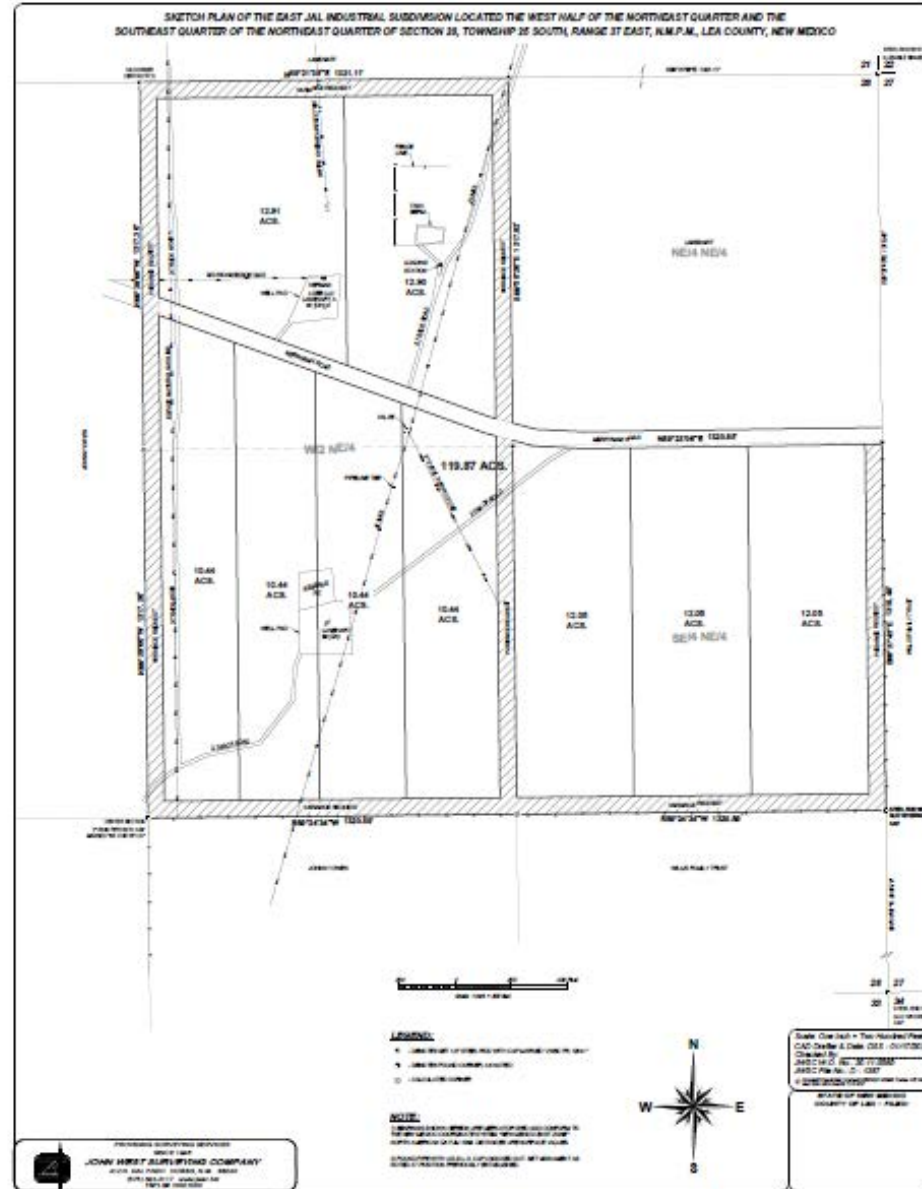


# Consideration of Lea County Resolution No. 22-APR-099R Approving a Recommendation from the Lea County Planning and Zoning Board Regarding a Block Length Variance Request in the Torres Subdivision Located in the Northeast Quarter of Section 28, Township 25 South, Range 37 East N.M.P.M. Lea County, New Mexico





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- LCSR Section 16.2.1(F) Blocks lengths shall not exceed thirteen hundred twenty (1320) feet and cross streets shall match adjoining streets wherever practicable.
- Jal city limits is a ½ mile from Torres Subdivision on East Merryman Avenue. East Merryman Avenue terminates at Willis Road (County Road 4) two miles from the Jal city limits.
- There is an west connecting street on the north (Merryman Avenue) one mile from the proposed Subdivision. A west connecting street on the south (Whitworth Drive) one mile from the proposed Subdivision.
- Willis Road would be the future connection point east streets on the north and south side of the proposed subdivision one mile to the east.
- North/South subdivision roads will intersect with NM Hwy 128 to the north at a distance of one mile and St Hwy 18 to the south with a distance of 2 ½ miles to the south.
- The required roads would cost approximately 80 dollars per linear foot for about 10550 feet. Upwards of \$800,000.



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**CITY OF JAL**

JAL, NEW MEXICO 88252

PO DRAWER 340  
PHONE 395-3340

Bruce Reid

21 March 2022

Lea County Planning

Re: Torres Subdivision, Lea County, New Mexico

Dear Mr. Reid,

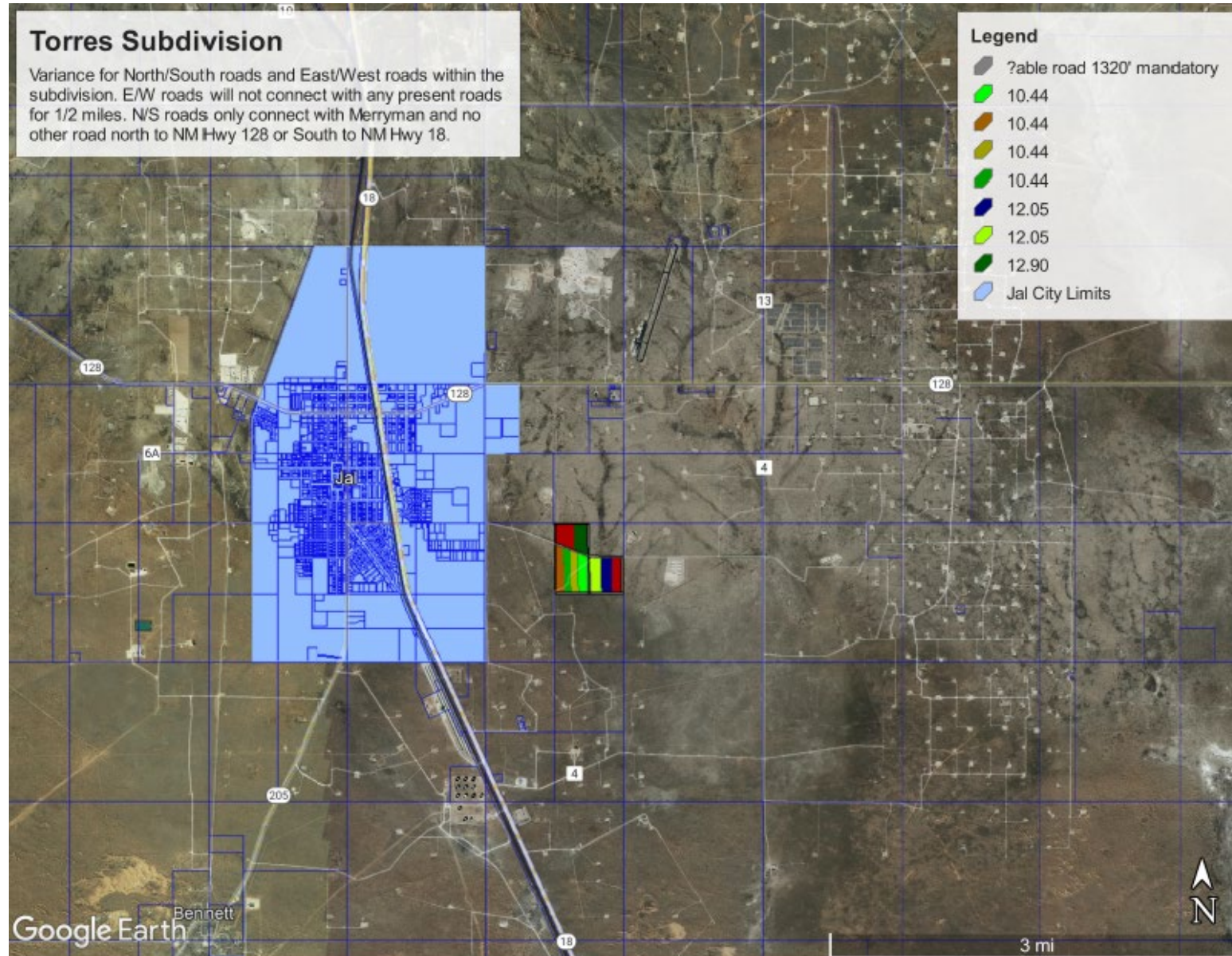
The City of Jal has reviewed the proposed subdivision and do not object to the requested variance of not building roadways on the North/South from Merriman Street or the East/West roads. As long as all plats touch Merriman, the city is good.

One question that might need to be asked is "where are they receiving water".

Thanks Matt White

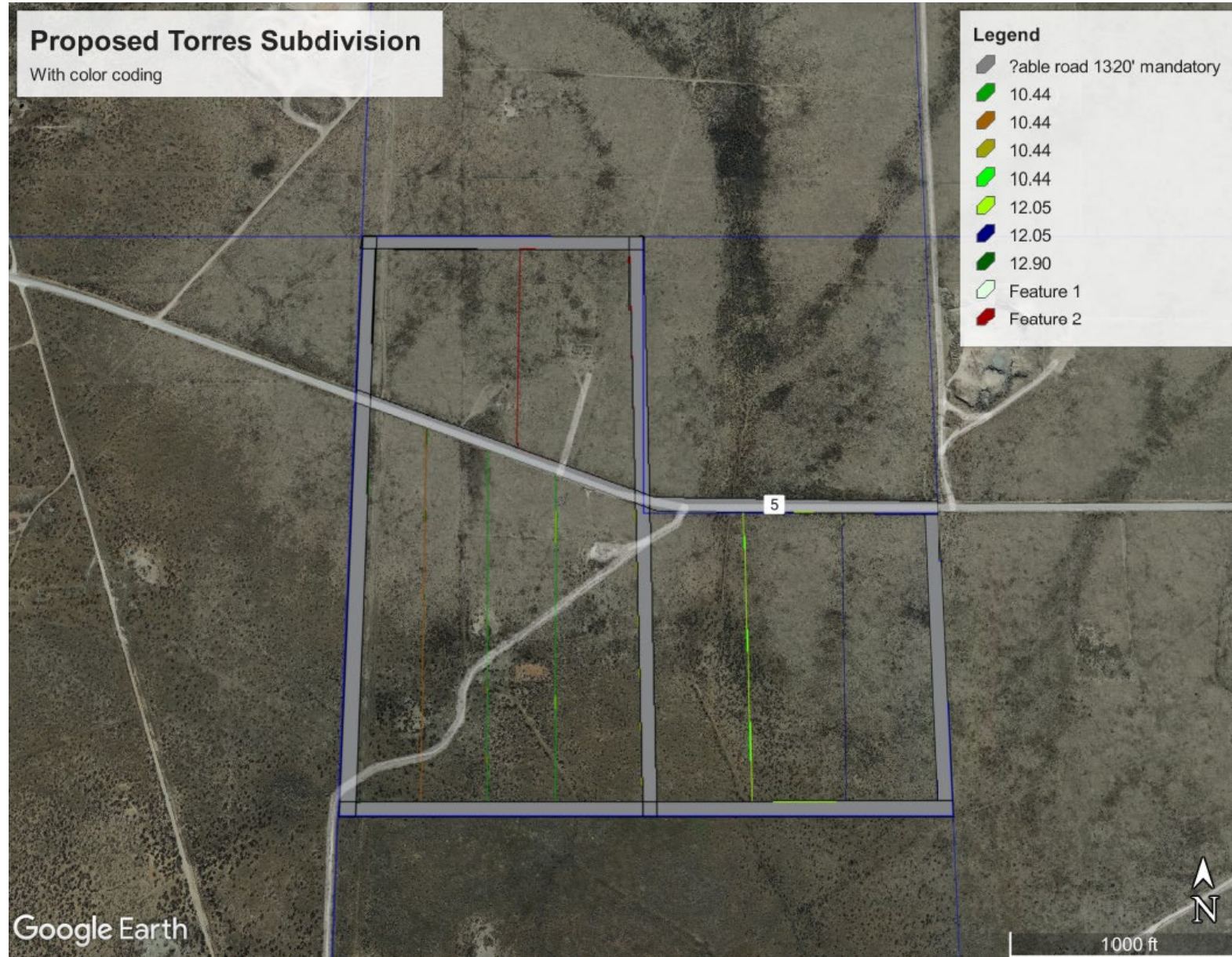
*Matt White*  
CITY MANAGER

Consideration of Lea County Resolution No. 22-APR-099R Approving a Recommendation from the Lea County Planning and Zoning Board Regarding a Block Length Variance Request in the Torres Subdivision Located in the Northeast Quarter of Section 28, Township 25 South, Range 37 East N.M.P.M. Lea County, New Mexico





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**LEA COUNTY BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY FORM**

**LCBCC Meeting Date: Thursday, April 28, 2022**

Submit this summary form & all attachments to the Finance Director [clow@leacounty.net](mailto:clow@leacounty.net) & cc the Community Engagement Manager [sstout@leacounty.net](mailto:sstout@leacounty.net) by: **Wednesday, April 20, 2022**

County Manager Approval [mgallagher@leacounty.net](mailto:mgallagher@leacounty.net) required for all time sensitive issues that do not meet the above deadline.

|                                                                                                                                           |                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>DATE SUBMITTED</b> mm-dd-yyyy:<br>04/20/2022                                                                                           | <b>SUBMITTED BY</b> Name, Title, Dept:<br>Bruce Reid, Planner, Planning/GIS |
| <b>SUBJECT:</b><br>Consideration to approve Block Length Variance for Torres Subdivision in Section 28, Township 25 South, Range 37 East. | <b>ATTACHMENT(S):</b><br>PowerPoint, Resolution                             |
| <b>NO. OF ORIGINALS FOR SIGNATURE:</b><br>1                                                                                               | <b>ACTION REQUESTED:</b><br>Action Item                                     |
| <b>BUDGET LINE ITEM NUMBER:</b><br>NA                                                                                                     | <b>FISCAL BUDGET YEAR:</b><br>NA                                            |

**STRATEGIC PLAN** Implementation of 5 Year Strategic Plan:  
Section 3.2 Economic Growth and Vitality  
Goal Statement: Lea County is a community that has a economic growth and diversification.  
Performance Measure #1. Unemployment rate: a downward trend

**SUMMARY:**  
Mr. Torres is proposing a Type 5 subdivision on East Merryman Avenue (County Road 5). This is to be a 9 lot subdivision with a lots larger than 10 acres in size. Mr. Torres is requesting a Block Length Variance because none of the roads to be built will connect to any existing roads in the foreseeable future. LCSR Section 16.2.1(F) Blocks lengths shall not exceed 1320 feet and cross streets shall match adjoining streets wherever practicable. Mr. Torres is requesting that he be allowed to place easements in the road areas instead of building the roads. Approximate cost of building County approved roads would be \$80.00 per linear foot for a length of approximately 10550 feet. This cost would be prohibitive developer when developing his subdivision and the County for future maintenance of unused roadways. The east/west roadways on the northern and southern ends of the subdivision could connect with Merryman Avenue and Whitworth Drive in Jal's corporate boundary. Presently to the west there is 1/2 mile of undeveloped land to Merryman Avenue and a mile of undeveloped land to Whitworth Drive. To the east there is 2 miles of undeveloped land to Willis Road (County Road 4). North/South roads will only intersect with NM Hwy 128 one mile to the north and NM Hwy 18 2 1/2 miles to the south. The Planning and Zoning Board recommended approval of the Block Length Variance to guide the future growth and development of the County by promoting economic development and employment opportunities. Jal City Manager and Mayor stated in a letter that the City of Jal is good with the

|                                                                                                                                                                                                                                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Requested Items Needed for Presentation</b> Easels/Laptop/Projector/Etc.:<br>Easel <input type="checkbox"/> Laptop <input checked="" type="checkbox"/> Projector <input checked="" type="checkbox"/> Other: _____<br><small>If checked, how many:</small> | <b>See Additional Summary Attached</b> <input type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|

|                                                   |                                                                                                                                                                     |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBMITTER'S RECOMMENDATION(S):</b><br>Approval | <b>Submitter's Signature</b><br>Department Director, Etc.<br><b>Bruce Reid</b><br><small>Digitally signed by Bruce Reid<br/>Date: 2022.04.20 09:30:55 -0600</small> |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                |                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FINANCE REVIEW</b> Fiscal Impact/Cost:<br>There is no financial impact to Lea County with this agenda item. | <b>Reviewed by Finance Director</b><br><b>Henry C Low Jr</b><br><small>Digitally signed by Henry C Low Jr<br/>Date: 2022.04.20 12:20:55 -0600</small> |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                |                                    |
|----------------------------------------------------------------|------------------------------------|
| <b>LEGAL REVIEW:</b> (Note: Travel does not need legal review) | <b>Reviewed by County Attorney</b> |
|----------------------------------------------------------------|------------------------------------|

|                               |                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------|
| <b>COUNTY MANAGER REVIEW:</b> | <b>Approved by County Manager</b><br>to be Placed on Agenda<br><br><i>Mike Collopy</i> |
|-------------------------------|----------------------------------------------------------------------------------------|

**Item No.** 0205      **RECORDING SECRETARY'S USE ONLY ~ COMMISSION ACTION TAKEN**

|                                   |                    |                     |
|-----------------------------------|--------------------|---------------------|
| Approved: _____                   | Denied: _____      | Other: _____        |
| Resolution No. <u>22-APR-099R</u> | Policy No. _____   | Ordinance No. _____ |
| Continued To: _____               | Referred To: _____ | Comments: _____     |

**STATE OF NEW MEXICO  
COUNTY OF LEA  
RESOLUTION NO. 22-APR-099R**

**A RESOLUTION APPROVING A RECOMMENDATION FROM THE LEA COUNTY PLANNING AND ZONING BOARD REGARDING A BLOCK LENGTH VARIANCE REQUEST IN THE TORRES SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 37 EAST N.M.P.M. LEA COUNTY, NEW MEXICO**

**WHEREAS**, Mr. Torres requested a block length variance request on February 11, 2022 after an initial meeting with the Lea County Planning Department; *and*

**WHEREAS**, the Planning and Zoning Board of Lea County convened a public hearing on April 12, 2022 and recommended approval of the Block Length Variance; *and*

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of County Commissioners of Lea County that a Block Length Variance is hereby approved.

**BE IT FURTHER RESOLVED** that the Commission Chair and/or County Manager may finalize and sign any agreements consistent with the terms of this resolution.

**PASSED, APPROVED AND ADOPTED** on this 28<sup>th</sup> day of April, 2022, by the Lea County Board of County Commissioners in an open meeting in Lovington, New Mexico.

**LEA COUNTY BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Dean Jackson (District 1), Chair  
Voted: Yes No Abstain

\_\_\_\_\_  
Gary G. Eidson (District 3), Vice Chair  
Voted: Yes No Abstain

\_\_\_\_\_  
Rebecca Long (District 2), Member  
Voted: Yes No Abstain

\_\_\_\_\_  
Jonathan Sena (District 4), Member  
Voted: Yes No Abstain

\_\_\_\_\_  
Pat Sims (District 5), Member  
Voted: Yes No Abstain

**ATTEST:** Keith Manes  
Lea County Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY:**



By: \_\_\_\_\_  
Teri Davis, Deputy Clerk

\_\_\_\_\_  
John W. Caldwell, County Attorney