1. CALL TO ORDER
   5:30:14
Chairman Rawson called the Regular Meeting of the Extra-Territorial Zoning Authority to order at 5:30 p.m. Wednesday, May 18, 2016 in the Doña Ana County Government Center, 845 N. Motel Blvd., Las Cruces, NM.

2. ROLL CALL
   5:30:22
Led by: Diane Duback, Recording Secretary

Billy Garrett, Commissioner (Alternate) Present
Jack Eakman, Councilor Absent (arrived at 5:50 p.m.)
Kassandra Gandara, Councilor Present
Wayne Hancock, Commissioner Present
Benjamin Rawson, Chairman Present

3. ANNOUNCEMENTS
   5:30:36
None.

4. APPROVAL OF MINUTES
   5:30:45
March 16, 2016

Motion to approve the minutes of the March 16, 2016 ETA Meeting.

Motion: Wayne Hancock
Second: Kassandra Gandara

Billy Garrett, Commissioner Yes
Kassandra Gandara, Councilor Yes
Wayne Hancock, Commissioner Yes
Benjamin Rawson, Chairman Yes

Passed.
5. **CHANGES TO THE AGENDA**
5:31:20
Item No. 7 was removed from the agenda since the City of Las Cruces had nothing to report for the month of April.

**NEW BUSINESS**
**REVIEW / DISCUSSION / ACTION**

6. **CASE #V16-001/LIMON**
05:36:05
Five variance requests to front, rear and side yard setbacks for an ETZ subdivision (lot split) of a 0.55-acre parcel located within an ER6 Zoning District. Steve Meadows, Planner, will discuss.

Chairman Rawson asked the applicants if they had any objection to Councilor Eakman voting on the case. The applicants indicated that they had no objection.

Motion to approve the variance requests with the following conditions: 1) any new building permit applications for the three dwellings on the original subject parcel shall meet all development and fire code requirements, and 2) no fence or wall shall be constructed between the two northern dwellings on the original subject parcel in order to ensure continuity of fire safety.

Motion: Billy Garrett
Second: Kasandra Gandara

This approval is based on the findings that granting the variance will not constitute a grant of special privilege inconsistent with limitations on other properties within 300 feet and also within the same land use district. Granting of the variance will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity, in part, due to the development history of that parcel and adjacent parcels; and third, that strict or literal interpretation and enforcement of these specified performance standards or regulations will result in unnecessary physical hardship inconsistent with the purposes of this code. It is important to note that granting this request will facilitate inheritance of the properties based on the will of their parents.

Chairman Rawson added also that strict enforcement of the ordinance would result in practical difficulties or unnecessary physical hardships for the applicant resulting from the size, shape, or existing structures and from topographical or physical conditions on the site or in the immediate vicinity and by granting the variance, the spirit of the code would be observed, public safety and welfare would be secured, and substantial justice done.

*Billy Garrett, Commissioner*  Yes
*Jack Eakman, Councilor*  Yes
Kasandra Gandara, Councilor  Yes
Wayne Hancock, Commissioner  Yes
Benjamin Rawson, Chairman  Yes

Passed.

7. MINOR SUBDIVISIONS AND LARGE LAND AREA SUBDIVISIONS REPORT UPDATE FROM THE CITY OF LAS CRUCES COMMUNITY DEVELOPMENT DEPARTMENT STAFF
5:31:20
This item was removed from the agenda because the City of Las Cruces had nothing to report for the month of April.

8. ADMINISTRATIVE APPROVALS
5:32:08
Steve Meadows reported on Administrative Approvals for the month of April.

9. STAFF INPUT
6:40:55
None.

10. AUTHORITY INPUT
6:41:05
None.

11. ADJOURNMENT
6:41:25
Chairman Rawson adjourned the meeting at 6:41 p.m.

Officer: Extra-Territorial Zoning Authority