

AGENDA
City of Hobbs Planning Board – Regular Meeting
February 19, 2019 at 10:00 AM

W. M. “Tres” Hicks, Chairman
Bill Ramirez
Brett Drennan
Larry Sanderson

Guy Kesner, Vice Chairman
Philip Ingram
Ben Donahue

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, February 19, 2019 at 10:00 AM at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.

AGENDA

- 1) Call To Order.**
- 2) Review and Consider Approval of Agenda.**
- 3) Review and Consider Approval of Minutes.**

January 15, 2019 – Regular Meeting

- 4) Communications from Citizens.**
- 5) Review and Consider Final Plat Approval for Albertson Block 1 Subdivision, as submitted by property owner, JF Maddox Foundation.**
- 6) Review and Consider Final Plat Approval for The Meadows, Unit 1 Subdivision, as submitted by property owner, Lemke Development, Inc..**
- 7) Review and Consider Final Plat Approval for The Subdivision of Lot 4, Mid-Way Acres Subdivision, Unit 2, as submitted by property owner, Frank Trujillo.**
- 8) Review and Consider Preliminary Plan Approval for Tanglewood, Unit 3 Subdivision, as submitted by property owner, Alberto Caballero.**
- 9) Review Sketch Plan for The Credo Subdivision, as submitted by property owner, Credo Energy Services, LLC.**
- 10) Review Sketch Plan for The Mesquite Draw Subdivision, as submitted by property owner, Daniel Johncox.**
- 11) Discussion Items:**
 - A) Proposed regulations addressing Parking of Commercial Vehicles within the Municipality.**
- 12) Adjournment.**

The City will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the City at least 24 hours before the meeting. Telephone 397-9351.

“Notice is hereby given that a quorum of the Hobbs City Commission may be in attendance at this meeting.”

**PLANNING BOARD MEETING
MINUTES
January 15, 2019**

The Hobbs Planning Board met on January 15, 2019 at 10:00 a.m. at City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. Guy Kesner, Vice Chairman presiding.

Members Present:

Guy Kesner, Vice Chairman
Brett Drennan
Bill Ramirez
Ben Donahue
Phillip Ingram

Members Absent:

Tres Hicks, Chairman
Larry Sanderson

Also present were members of the public and City staff as follows:

Kevin Robinson, Development Director
Julie Nymeyer, Staff Secretary
Bruce Reid, County Planner
Todd Ray
Michelle Den Bleyker
Nicholas Maxwell

Todd Randall, City Engineer
Eric Scramlin, Deputy City Attorney
Commissioner Penick
Shawn Williams
Byron Marshall

1) Call To Order.

Vice Chairman, Guy Kesner called the meeting to order at 10:03 am.

2) Review and Consider Approval of Agenda.

The first item of business was to review and approve the Agenda for the January 15, 2019 meeting. Mr. Kesner asked if there were any changes or additions to the Agenda? Mr. Robinson said there were no changes. Mr. Kesner said that items 5 and 7 would be moved below item 9. Mr. Ramirez made a motion, seconded by Mr. Donahue to approve the agenda as amended. The vote on the motion was 5-0 and the motion carried.

3) Review and Consider Approval of Minutes.

December 18, 2018 – Regular Meeting

Mr. Kesner asked if everyone has had a chance to read the Regular Meeting Minutes from December 18, 2018. Mr. Drennan made a motion, seconded by Mr. Ramirez approve the Regular Meeting Minutes as presented. The vote on the motion was 5-0 and the motion carried as presented.

4) Communications from Citizens.

Member of the public said in his hand he holds a lawful document delegating administrative powers for the estate of Hobbs, NM. He said his certificate of life birth which makes him heir to this estate. He said there are also nine affidavits which have been sent to the President of Mexico as well as the Secretary of Estate and the Department of Treasury collapsing and transferring the wealth of the entire state. He said he would leave the documents for the Chairman of the Board. He said he would like a voice on the panel concerning what goes on in the estate itself.

Mr. Byron Marshall said he would like to discuss an agenda item for YES Housing. Mr. Kesner said the item is on the agenda and the Board would discuss that item in detail later on and he was welcome to discuss the matter at that time.

6) Review and Consider Preliminary Plat Approval for The Meadows Subdivision Unit 2 & 3, as submitted by property owner, Lemke Development, Inc.

Mr. Robinson said this is the preliminary plan set for the Meadows Subdivision. He said unit one is under construction at this time. He said this is number 2 and 3 preliminary plan set. Mr. Ramirez asked if they were going too extended north from Unit 1? Mr. Robinson said yes.

Mr. Kesner asked about tract B? Mr. Randall said that the drainage actually crosses the subdivision. He said they created different drainage areas to capture some of the water.

Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the preliminary plat. The vote on the motion was 5-0 and the motion carried.

8) Review and Consider a side yard setback variance for a proposed Commercial Development to be located northwest of the intersection of Bender and Kingsley. Kingsley (60' ROW) at this location is classified as a minor residential and per the COHMTP requires a 10' side yard setback (20' BOC) for structures; the proposed structure will be located 0' from the property line (10' BOC).

Mr. Robinson said this is a variance for a setback on Kingsley. He said Kingsley will be the side yard of this development. He said the side yard setback will require 10 feet for any structure. He said the Kiosks will be on the property line. Mr. Kesner asked how far it was located from the north side of the property line? Mr. Robinson said if it is a fire rated wall then it can be on the property line. He said their property line is 17 feet from back of curb.

Mr. Kesner asked what are the requirements for landscaping? Mr. Robinson said they are required to landscape 10% of their parking lot with 75% being adjacent to the thoroughfares. Mr. Kesner asked if the Board had any questions?

Mr. Ramirez made a motion, seconded by Mr. Donahue to approve the side yard setback variance. The vote on the motion was 5-0 and the motion carried.

- 9) **Review and Consider recommending approval of an Affordable Housing Funding Commitment and Letter of Financial Support to Yes Housing for a proposed Affordable Housing Complex located southwest of the intersection of Navajo and Dal Paso.**

Mr. Robinson said this is a low income housing tax credit project. He said the developer will be submitting this to NM Mortgage Finance Authority in order to receive low income housing tax credits. He said before they can submit this they have to have a letter of support from the Community and a letter of commitment from the community. He said these will be income restricted and rent restricted units. He said the GAP Funding that they would receive from the municipality is what subsidizes the income and rent restrictions.

Mr. Robinson said the proposed projects location is S/W of Navajo and Dal Paso. He said they have not received a site plan. He said this is just to secure the finance and to secure the low income housing tax credits. He said this will also go to Commission.

Ms. Michelle Den Bleyker said she is the Vice President of development of YES Housing. Mr. Kesner asked if the reason why there was only one public access was because there were only 72 units? Mr. Robinson you can have a single access provided there are not over 200 units. He said staff is going to require a second access. Mr. Kesner asked if YES Housing was requesting funding from the City for 1.5 million dollars? Mr. Robinson said yes and it will be a 0 percent interest loan for 45 years. Mr. Ramirez asked if that was normal costs? Mr. Robinson said yes. Ms. Den Bleyker said it is 35 years now and they have an annual compliance monitoring fee. She said all of these properties are monitored on an annual basis to assure they are indeed serving the income levels to the residence. She said every one of our affordable properties is 100% full with a wait list.

Mr. Marshall said he did agree that there is a need. He said he commends Ms. Den Bleyker for bringing YES Housing here. He said he rents from New Leaf and all the things that were promised were never brought to light. He said there is a camera system that is hooked up to Eagle IC He and the camera system has never worked. He said it is a gated community and the gates have never worked either. He said they were provided key codes for the gates and they have never worked. He said his concern is if you are going to give them another 1.5 million dollars for tax payer money then hold them accountable.

Mr. Marshall said they were supposed to have an amphitheater and that has never occurred. He said the gates do not work and on the backside at 9th Street and Marland there is no access to the road. He just asks before they move forward that they check with the existing properties and see what issues they may have.

Mr. Kesner said maybe he needs to speak to Commission if this is moved forward and write a letter to the Mortgage Authority and tell them of the deficiencies on the property. Ms. Den Bleyker said there were cost increases between 2014 and 2016 that value engineered away the amphitheater with approval of the Mortgage Finance Authority. She said they did not have the budget to do the Amphitheater. She said the cameras are for the benefit of the police department they are not onsite security cameras. Mr. Marshall said they may be the benefit of the police department but it is a selling point. He said the gates are really the

selling point and really messed him up. Ms. Den Bleyker said they messed them up too because they have multiple photos of the residents charging the gates. She said every time they repair them within the week they are broken again. Mr. Marshall said he was never given a code to them and they have never worked.

Mr. Kesner asked if staff wanted the Board to support this item? Mr. Robinson said the Commission will have final say but this Board has worked very hard on housing issues. Mr. Kesner asked if anyone else from the audience had any comments? There were no comments. Mr. Ramirez asked if the city inspected the site before they release the C/O? Mr. Robinson said yes and everything is code compliant.

Mr. Drennan made a motion, seconded by Mr. Ramirez to recommend approval of the Affordable Housing Funding Commitment to YES Housing. The vote on the motion was 5-0 and the motion carried. Mr. Kesner said if there are requirements not being followed they need to be held accountable.

5) Review and Consider Final Plat Approval for Broadmoor Shopping Center, Re-Plat of Tract 2C, as submitted by property owner, Tomorrow IX Broadmoor L.P..

Mr. Robinson said this is the preliminary final plat of Broadmoor shopping center replat of Tract C. He said this is a historic property with historic buildings within the property. He said the subdivision is compliant. He said there are some developmental codes and requirements that this property will not be compliant with and cannot be compliant with based on the historic development. He said there will be parking within the right-of-way on the buildings on the west side. He said there is parking in front of the mall and north of the mall. He said they are carving off the portions that the businesses occupy. He said they cannot go back and change and retro fit these properties to meet the current statues.

Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the Final Re-Plat approval of Tract 2C. The vote on the motion was 5-0 and the motion carried.

7) Review and Consider a Special Use Map Amendment boundary adjustment of an existing non-compliant Mobile Home Park located southeast of the intersection of Clearfork and Fowler.

Mr. Robinson said the property owner has not told staff to pursue a boundary adjustment. He said the issue is a mobile home is proposed to be located on Fowler Street. He said this is a single lot and there was an additional unit that was brought in and staff contacted them and told them two mobile homes could not be located on the same lot unless it is considered a mobile home park. He said the entirety of the Mobile Home Park is noncompliant with the design standards in municipal code 1804. He said they cannot put a new manufactured unit into a non-compliant mobile home park. He said they could pursue a subdivision of property and make individual lots for the placement of a manufactured home on an individual lot.

Mr. Robinson said they have discussed this with the property owner but they have not made a decision. He said staff labeled all the mobile home parks in the city and missed this one.

He said this is on the agenda to give staff the authority to change the boundary if that is what the property owner decides to do.

Mr. Kesner said normally what happens is if the Board does a Special Use Permit they would notify all of the adjacent home owners and have a public hearing. Mr. Robinson said they do not do it historically for boundary adjustments. He said there is a trailer sitting there are this time without being hooked up because of the noncompliant issue. Mr. Kesner said that is not the Planning Boards concern that is the property owners concern. He said he needs to become compliant. He recommended tabling the item and finding out what the property owner wants to do. He said he thought at this time staff should send him a letter and tell him he will have five years to become compliant. Mr. Ingram agreed. Mr. Ramirez made a motion, seconded by Mr. Drennan to table this item until the owner brings more information to the Planning Board. The vote on the motion was 5-0 and the motion carried.

10) Review and Consider Planning Board Calendar for Calendar Year 2019.

After discussing this item briefly the Board then voted to approve the 2019 Planning Board Calendar. The vote on the motion was 5-0 and the motion carried.

11) Discussion Items:

A) Updating the Comprehensive Community Development Plan as adopted per Resolution #4037 on June 7, 2004.

Mr. Robinson said this is the Comprehensive Community Development Plans adopted in 2004. He said generally the Comprehensive Plan has a life of 5 to 10 years. He said this is the beginning stage of updating the Comprehensive Plan. He said there is additional money available from DFA for planning documents. He said it is his recommendation to pursue the funds. He said this is about a two year process. He said it is staff's hope that they will have great community involvement in this.

12) Adjournment.

With nothing to discuss further the meeting adjourned at 11:46 am.

Guy Kesner, Vice Chairman

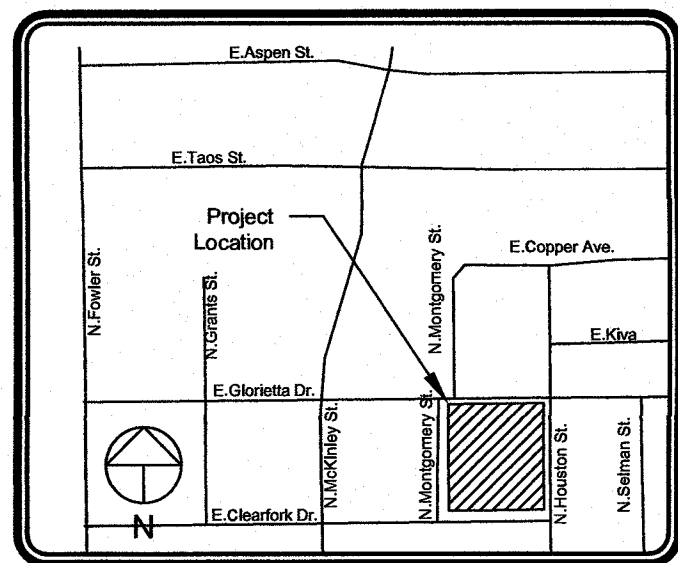
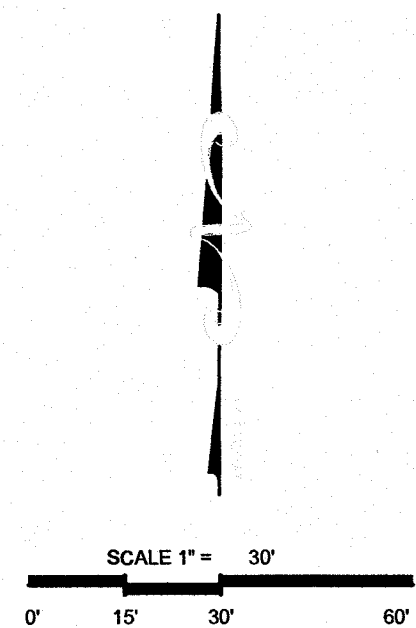
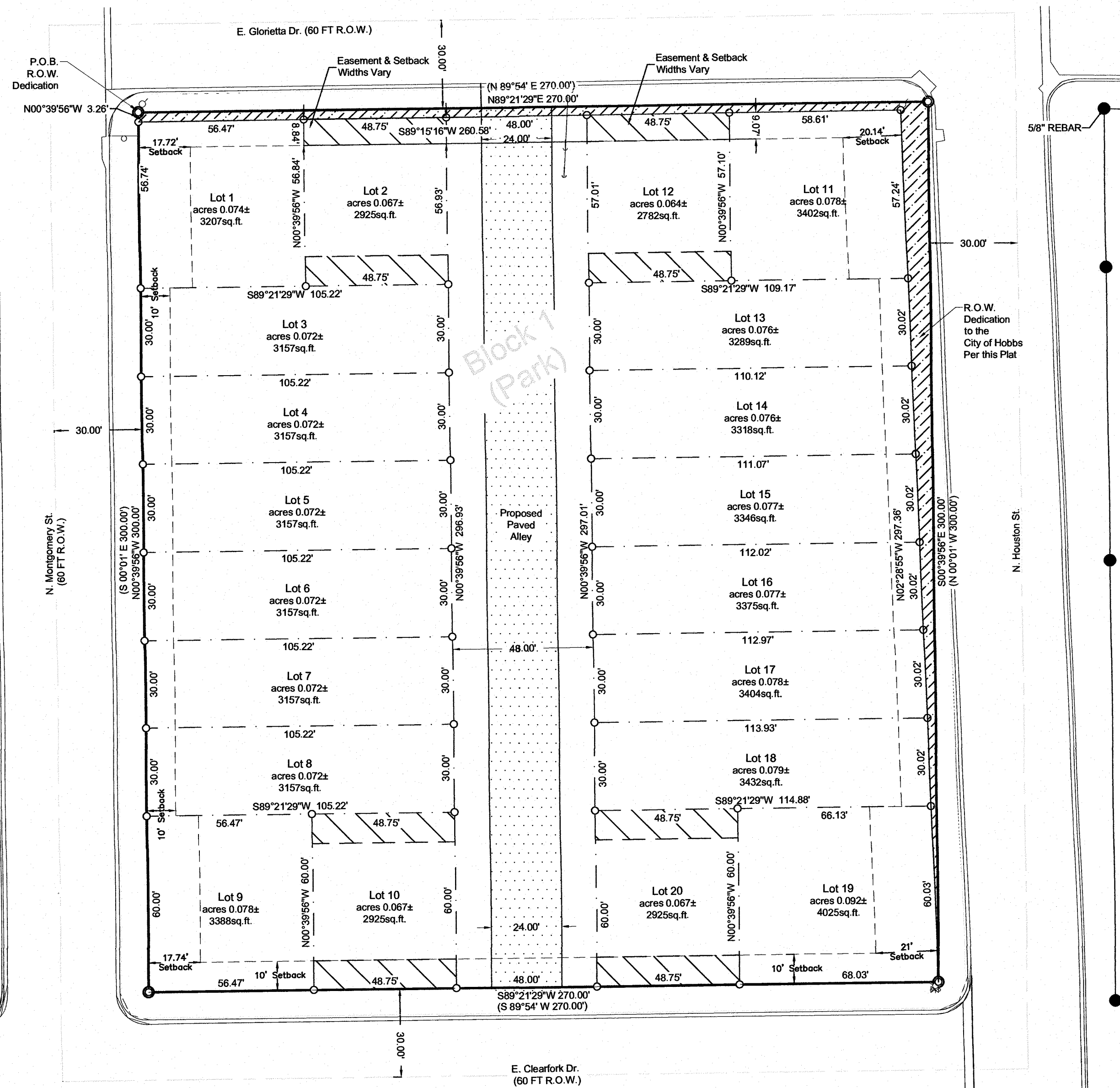
February 19, 2019
Planning Board Regular Meeting

- 5) **Review and Consider Final Plat Approval for Albertson Block 1 Subdivision, as submitted by property owner, JF Maddox Foundation.**

ALBERTSON BLOCK ONE SUBDIVISION

A REPLAT OF BLOCK 1, AMENDED REPLAT OF BLOCKS 1, 2, & 3, ALBERTSON SUBDIVISION,
LOCATED IN THE NW1/4 OF SECTION 22, T18S, R38E, N.M.P.M., CITY OF HOBBS, LEA COUNTY, NEW MEXICO

Oriente Heights Addition



VICINITY MAP
N.T.S.

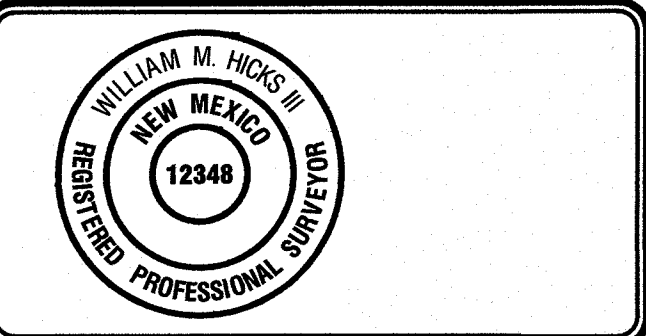
LEGEND	
	Found 5/8" rebar with yellow plastic cap, unless otherwise noted
	Set 5/8" rebar with red plastic cap marked "HICK NMPS 12348"
	Lot line
	Property line
	R.O.W. Dedication Per This Plat
	10' Wide Utility Easement unless otherwise noted
	Proposed Alley Paving
XX°XX'XX" XX.XX'	Measured bearing and distance
(XX°XX'XX" XX.XX')	Record bearing and distance

BASIS OF BEARING

The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System, East Zone, as derived by GPS/GNSS observations. Ground coordinates were obtained from the State Plane Coordinate System by scaling about a control point located at N 32°40'03.65", W 103°10'44.88" by a combined scale factor of 1.0001175665. True north can be obtained by applying a convergence angle of 00°38'09" at the Point of Beginning

PETTIGREW & ASSOCIATES PA
ENGINEERING | SURVEYING | TESTING
DEFINING QUALITY SINCE 1965
100 E. Navajo - Suite 100, Hobbs New Mexico 88240
T 575 393 9827 F 575 393 1543
Pettigrew.us

PROJECT SURVEYOR: R. Mulliken
DRAWN BY: I.D. H.S., K.B.



INDEXING INFORMATION
FOR COUNTY CLERK
OWNER:
JF MADDOX FOUNDATION
LOCATION:
PART OF SECTION 22, T18S, R38E
N.M.P.M., CITY OF HOBBS,
LEA COUNTY, NEW MEXICO.

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of _____
I hereby certify that this instrument was filed for record on:
The _____ Day of _____,
20 _____ A.D.
At _____ O'Clock _____ M.
Cabinet _____ Slide _____
Book _____ Page _____
By _____
County Clerk
By _____
Deputy

SUBDIVISION PLAT
OF
ALBERTSON BLOCK ONE
SUBDIVISION
FOR
HABITAT FOR HUMANITY

PROJECT NUMBER:
2017.1134

SHEET: 1 of 2
SU - 101

RECORD DESCRIPTION - PER DEED BOOK 2105 , PAGE 988
BLOCK ONE (PARK) of the AMENDED REPLAT OF BLOCKS 1, 2, & 3,
ALBERTSON SUBDIVISION, as filed PLAT CABINET C, SLIDE 228 of the
Lea County, New Mexico Clerk's Records.

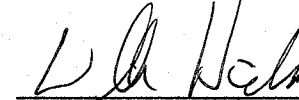
NEW DESCRIPTION - R.O.W. DEDICATION TO THE CITY OF HOBBS

A tract of land located within the AMENDED REPLAT of BLOCKS 1, 2, & 3,
ALBERTSON SUBDIVISION, located in the NW1/4 of Section 22, T18S, R38E,
N.M.P.M., City of Hobbs, Lea County, New Mexico and being more particularly
described by metes and bounds as follows:

Beginning at the Northwest Corner of the aforementioned Block 1, being a
calculated point; thence N89°21'29"E 270.00 feet along North line of said Block 1
to the Northeast corner of said Block 1, a calculated point; thence S00°39'56"E
300.00 feet to the Southeast corner of said Block 1, a set 5/8" rebar with red
plastic cap marked "HICKS NMPS 12348"; thence N02°28'55"W 297.36 feet to a
set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence
S89°15'16"W 260.58 feet to a point on the West line of said Block 1, being a set
5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence
N00°39'56"W 3.26 feet along said West line to the Point of Beginning and
containing 0.05 acres, more or less.

CERTIFICATE OF SURVEY

I, William M. Hicks, III New Mexico Professional Surveyor, hereby certify that this
Subdivision Plat was prepared from an actual ground survey performed by me or
under my supervision, that this survey is true and correct to the best of my
knowledge and belief. That this Subdivision Plat and the field survey upon which
it is based meet the Minimum Standards for Surveying in New Mexico.


William M. Hicks, III NMPS #12348

2-8-2019
Date

OWNERS STATEMENT AND AFFIDAVIT

State of New Mexico:
County of Lea:

The undersigned first duly sworn on oath, state: On behalf of the owners and
proprietors we have of our own free will and consent caused this plat with its tracts to
be platted and the area shown hereon as Roadway Dedication to be dedicated to the
public as described in fee simple forever. The property described on this plat lies
within the platting jurisdiction of City of Hobbs.

By _____
Robert J. Reed, CEO

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this _____ day of _____, 20____, before me,
me, Robert J. Reed to me known to be the persons described in and who executed
the foregoing instrument and acknowledged that they executed the same as their
free act and deed.

Witness my hand and official seal the day and year last above written.

My commission expires: _____

Notary Public

CERTIFICATE OF APPROVAL
CITY PLANNING BOARD

The Plat, Restrictions and Dedication reviewed and discussed the
_____ day of _____, 20____ A.D. by the City
Planning Board of Hobbs, New Mexico.

Chairman

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this _____ day of _____, 2018, before me
appeared, _____ known to me to be the persons described
in and who executed the foregoing instrument and acknowledged that they executed the
same as their free act and deed.

Witness my hand and official seal the day and year last above written.

Notary Public

My commission expires: _____

CERTIFICATE OF APPROVAL
CITY COMMISSION

I, Jan Fletcher, the duly appointed and acting City Clerk of the City of Hobbs, Lea County,
New Mexico, do hereby certify that the foregoing plat in Lea County, New Mexico, was
approved by the commission of the City of Hobbs by Resolution No. _____ on the _____
day of _____, 20____.

Jan Fletcher, City Clerk

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this _____ day of _____, 20____, before me,
_____ to me known to be the persons described in and who
executed the foregoing instrument and acknowledged that they executed the same as
their free act and deed.

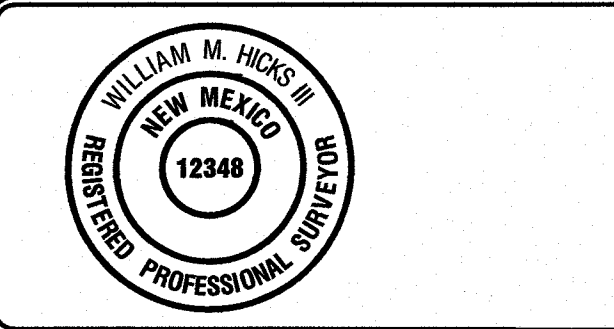
Witness my hand and official seal the day and year last above written.

My commission expires: _____

Notary Public

 **PETTIGREW**
& ASSOCIATES PA
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DEFINING QUALITY SINCE 1965
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T 575 393 9827 F 575 393 1543
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PROJECT SURVEYOR: R. Mulliken
DRAWN BY: I.D. H.S., K.B.



INDEXING INFORMATION
FOR COUNTY CLERK
OWNER:
JF MADDOX FOUNDATION
LOCATION:
PART OF SECTION 22, T18S, R38E
N.M.P.M., CITY OF HOBBS,
LEA COUNTY, NEW MEXICO.

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of _____,
I here by certify that this instrument was filed for
record on:
The _____ Day of _____,
20____ A.D.
At _____ O'Clock _____ M.
Cabinet _____ Slide _____
Book _____ Page _____
By _____
County Clerk
By _____
Deputy

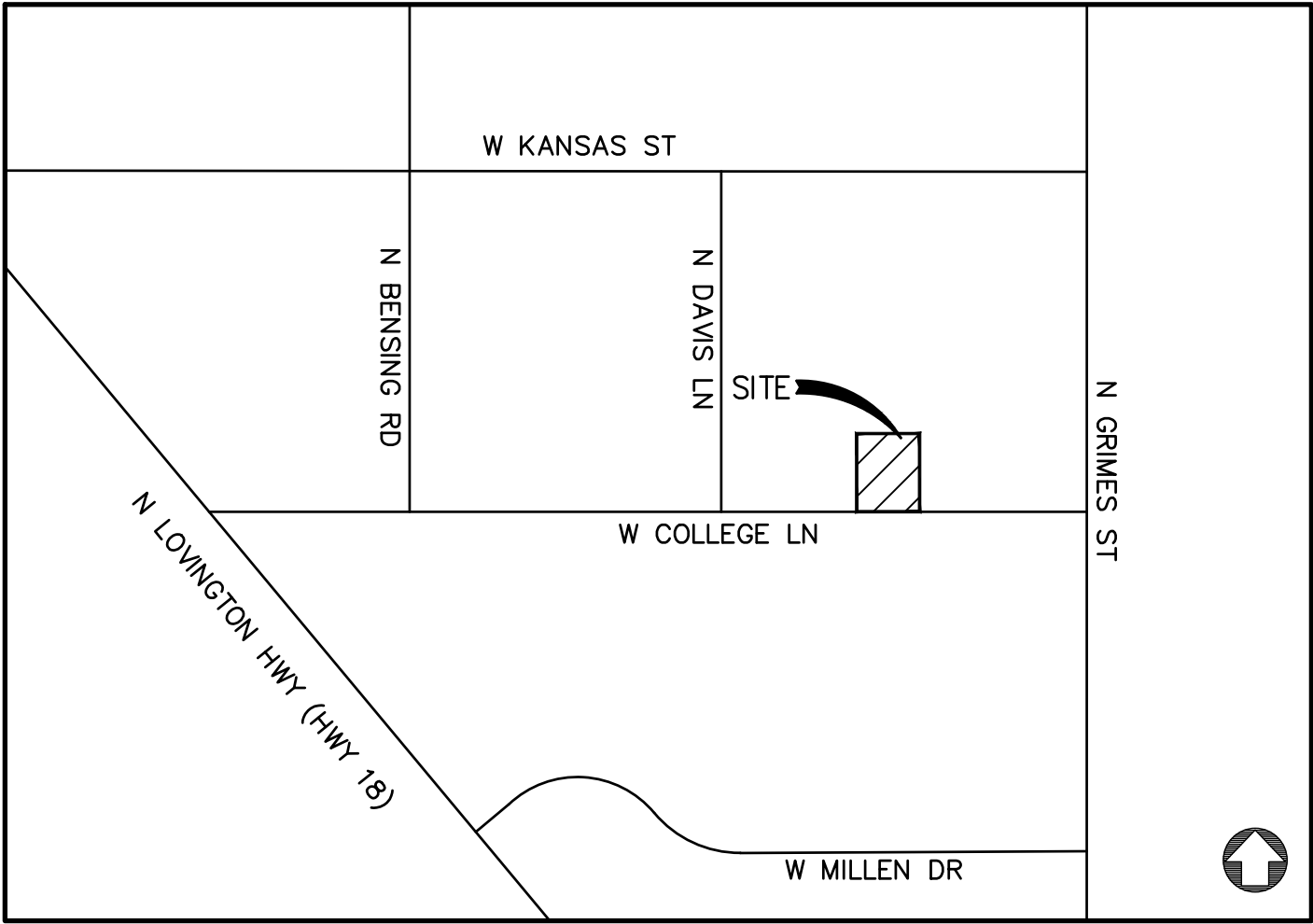
SUBDIVISION PLAT
OF
ALBERTSON BLOCK ONE
SUBDIVISON
FOR
HABITAT FOR HUMANITY

PROJECT NUMBER:
2017.1134

SHEET: 2 of 2
SU - 102

February 19, 2019
Planning Board Regular Meeting

- 6) **Review and Consider Final Plat Approval for The Meadows, Unit 1 Subdivision, as submitted by property owner, Lemke Development, Inc..**



VICINITY MAP
N.T.S.

NOTES

1. BASIS OF BEARINGS IS NEW MEXICO STATE PLAN EAST ZONE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

EXISTING EASEMENTS:

- ① 40-FOOT PUBLIC INFRASTRUCTURE EASEMENT
FILED SEPTEMBER 08, 2017, BK. 2121, PG. 34.
- ② 30-FOOT ROADWAY EASEMENT
FILED OCTOBER 21, 1998, BK. 912, PGS. 954-966.

NEW EASEMENTS:

- ① 5-FOOT PUBLIC INFRASTRUCTURE EASEMENT BY THE FILING OF THIS PLAT.
- ② 15-FOOT PUBLIC INFRASTRUCTURE EASEMENT BY THE FILING OF THIS PLAT.
- ③ 40-FOOT PUBLIC INFRASTRUCTURE EASEMENT BY THE FILING OF THIS PLAT.

LEGEND

- ◆ FOUND QUARTER CORNER AS NOTED
- 4 3
9 10 FOUND SECTION CORNER AS NOTED
- SET 18"x1/2" REBAR WITH BLUE PLASTIC
CAP MARKED "F&C PS 22909"
- ⊗ CALCULATED CORNER NOT SET

DESCRIPTION

A tract of land located Section 4, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico, being the East Half of the East Half of the Southwest Quarter of said Section 4, and being more particularly described as follows:

Beginning at the Southeast corner of the tract herein described, which lies S89°18'18"W. a distance of 2642.38 feet from a found 5/8" rebar for the Southeast corner of said Section 4;

Thence, along the South line of said Section 4, S89°18'08"W, a distance of 662.40 feet to the Southwest corner of this Tract;

Thence, leaving the South line of said Section 4, N00°39'43"W, a distance of 2640.57 feet to the Northwest corner of this Tract;

Thence, N89°20'03"E, a distance of 661.52 feet to the Northeast corner of this Tract;

Thence, S00°40'52"E, a distance of 2640.19 feet to the point of beginning.

This tract contains 40.125 Acres (1,747,845 sq.ft.), more or less.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF HOBBS IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL EASEMENTS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER: Lemke Development, Inc., a New Mexico corporation
By: John Lemke
Title: President

JOHN LEMKE _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF _____)
)SS.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2019, BEFORE ME

PERSONALLY APPEARED _____ KNOWN TO ME TO BE
THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

LEA COUNTY
TREASURER'S OFFICE _____ DATE _____

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, _____ Date _____
N.M.P.S. No. 22909



PLAT OF
THE MEADOWS SUBDIVISION
UNIT I
SECTION 4, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M.,
CITY OF HOBBS,
LEA COUNTY, NEW MEXICO
FEBRUARY 2019

CERTIFICATE OF MUNICIPAL APPROVAL

I, JAN FLETCHER, THE DULY APPOINTED AND ACTING CITY CLERK OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FORGOING PLAT OF THE MEADOWS SUBDIVISION, UNIT I, TO THE CITY OF HOBBS, WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY
RESOLUTION No. _____ ON THE ____ OF _____, 2019 A.D.

JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS.
COUNTY OF LEA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2019 A.D.
BY JAN FLETCHER.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL

BY THE CITY OF HOBBS PLANNING BOARD:

THE PLAT, RESTRICTIONS AND DEDICATION APPROVED AND ACCEPTED THE ____DAY
OF _____, 2019 A.D. BY THE CITY PLANNING BOARD OF HOBBS NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS, III

ACKNOWLEDGMENT

STATE OF _____)
)SS.
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2019,
BY WILIAM M. HICKS.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

STATE OF NEW MEXICO
COUNTY OF LEA
FILED

_____, 2019,
AT _____, O'CLOCK __M AND RECORDED IN
BOOK _____
PAGE _____
_____, LEA COUNTY CLERK
BY _____DEPUTY

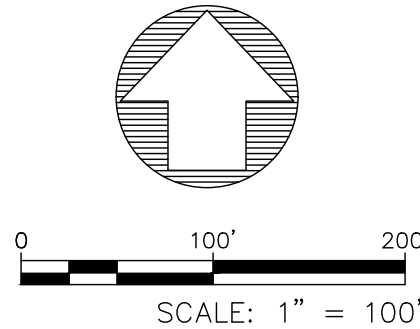
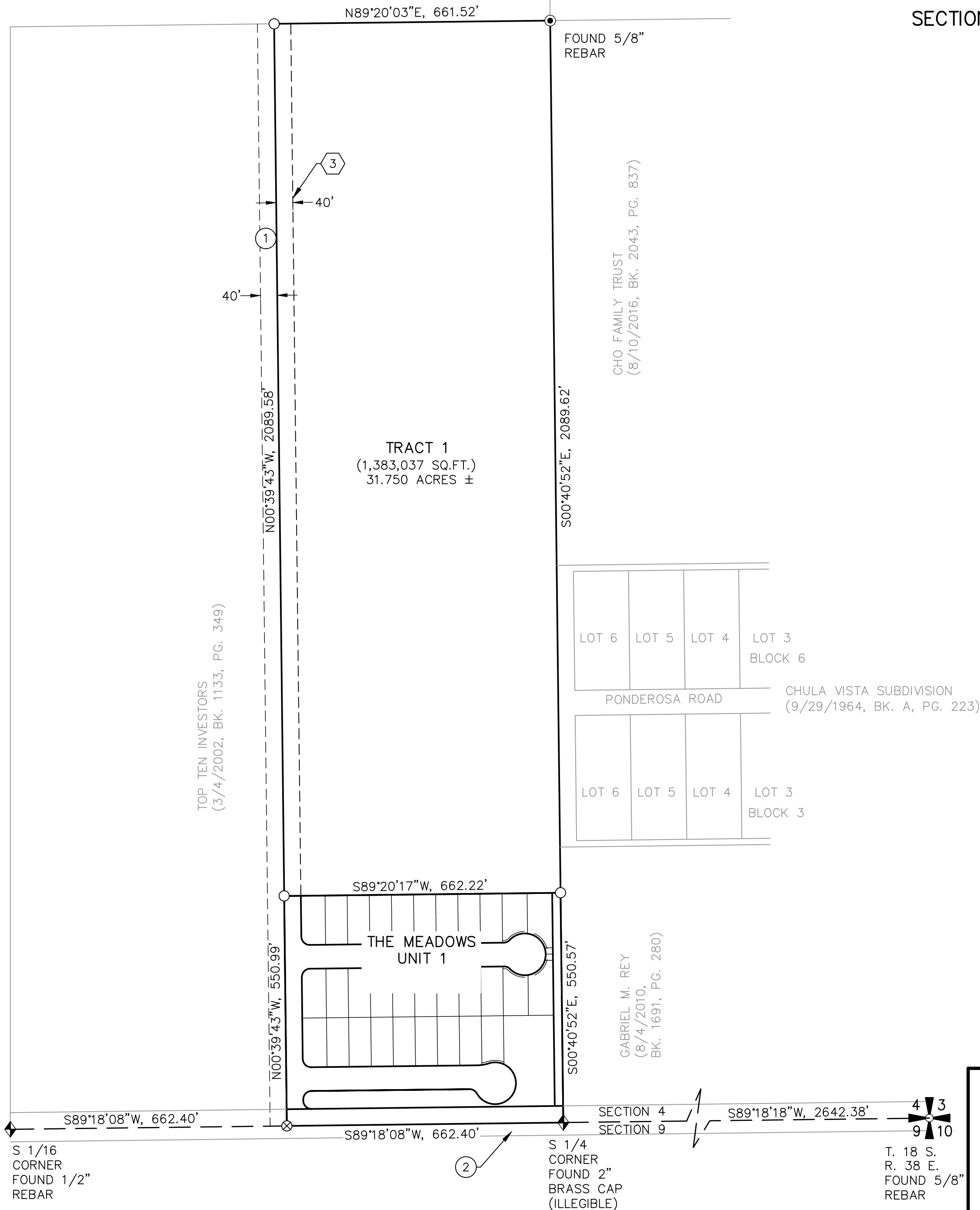
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HOBBS LAND VENTURES, LLC
(5/26/2004, BK. 1306, PG. 794)

CHAPARRAL SUBDIVISION
(8/18/1970, DOC. #43163)

PLAT OF
THE MEADOWS SUBDIVISION
UNIT I

SECTION 4, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M.,
CITY OF HOBBS,
LEA COUNTY, NEW MEXICO
FEBRUARY 2019



Fierro & Company
ENGINEERING | SURVEYING

6300 MONTANO RD. NW
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

STATE OF NEW MEXICO
COUNTY OF LEA
FILED

_____, 2019,
AT _____, O'CLOCK ____M AND RECORDED IN
BOOK _____
PAGE _____
_____, LEA COUNTY CLERK
BY _____DEPUTY

\\Seagate-4004ED\Public\PROJECTS\2017\17034\CADD\SHEETS\00_Survey\02_PLAT.dwg2/8/2019 1:34:10 PM

TOP TEN INVESTORS
(3/4/2002, BK. 1133, PG. 349)

PUBLIC INFRASTRUCTURE EASEMENT

SEE SHEET 2

TRACT 1
(1,383,037 SQ.FT.)
31.750 ACRES ±

PLAT OF
THE MEADOWS SUBDIVISION
UNIT I
SECTION 4, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M.,
CITY OF HOBBS,
LEA COUNTY, NEW MEXICO
FEBRUARY 2019

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.11	20.00	46°08'36"	N66°15'59"E	15.68
C2	47.29	50.00	54°11'28"	N70°17'25"E	45.55
C3	71.52	50.00	81°57'08"	S41°38'17"E	65.57
C4	71.52	50.00	81°57'08"	S40°18'51"W	65.57
C5	47.29	50.00	54°11'28"	N71°36'51"W	45.55
C6	16.11	20.00	46°08'36"	N67°35'25"W	15.68
C7	29.55	100.00	16°55'44"	N80°52'25"E	29.44
C8	37.55	50.00	43°01'58"	S86°04'28"E	36.68
C9	187.89	50.00	215°18'14"	S43°05'38"W	95.29
C10	21.44	20.00	61°24'28"	N59°57'29"W	20.42
C11	31.43	20.00	90°02'09"	S45°40'48"E	28.29
C12	31.41	20.00	89°59'32"	S44°20'01"W	28.28
C13	31.42	20.00	90°00'00"	S45°39'43"E	28.28
C14	31.42	20.00	90°00'00"	S44°20'17"W	28.28
C15	31.42	20.00	90°00'00"	S45°39'43"E	28.28

GABRIEL M. REY
(8/4/2010, BK. 1691, PG. 280)

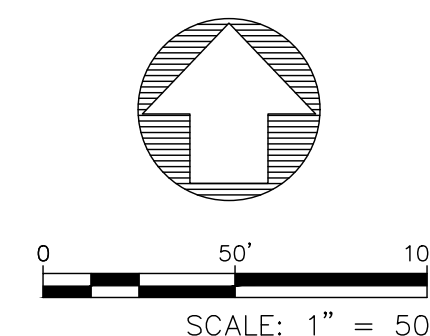
20' DRAINAGE AND PUBLIC
INFRASTRUCTURE CORRIDOR
DEDICATED TO THE PUBLIC
0.2344 ACRES

SECTION 4
SECTION 9

3
9 10

T. 18 S.
R. 38 E.
FOUND 5/8"
REBAR

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6300 MONTANO RD. NW
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com



SHEET 3 OF 3

STATE OF NEW MEXICO
COUNTY OF LEA
FILED

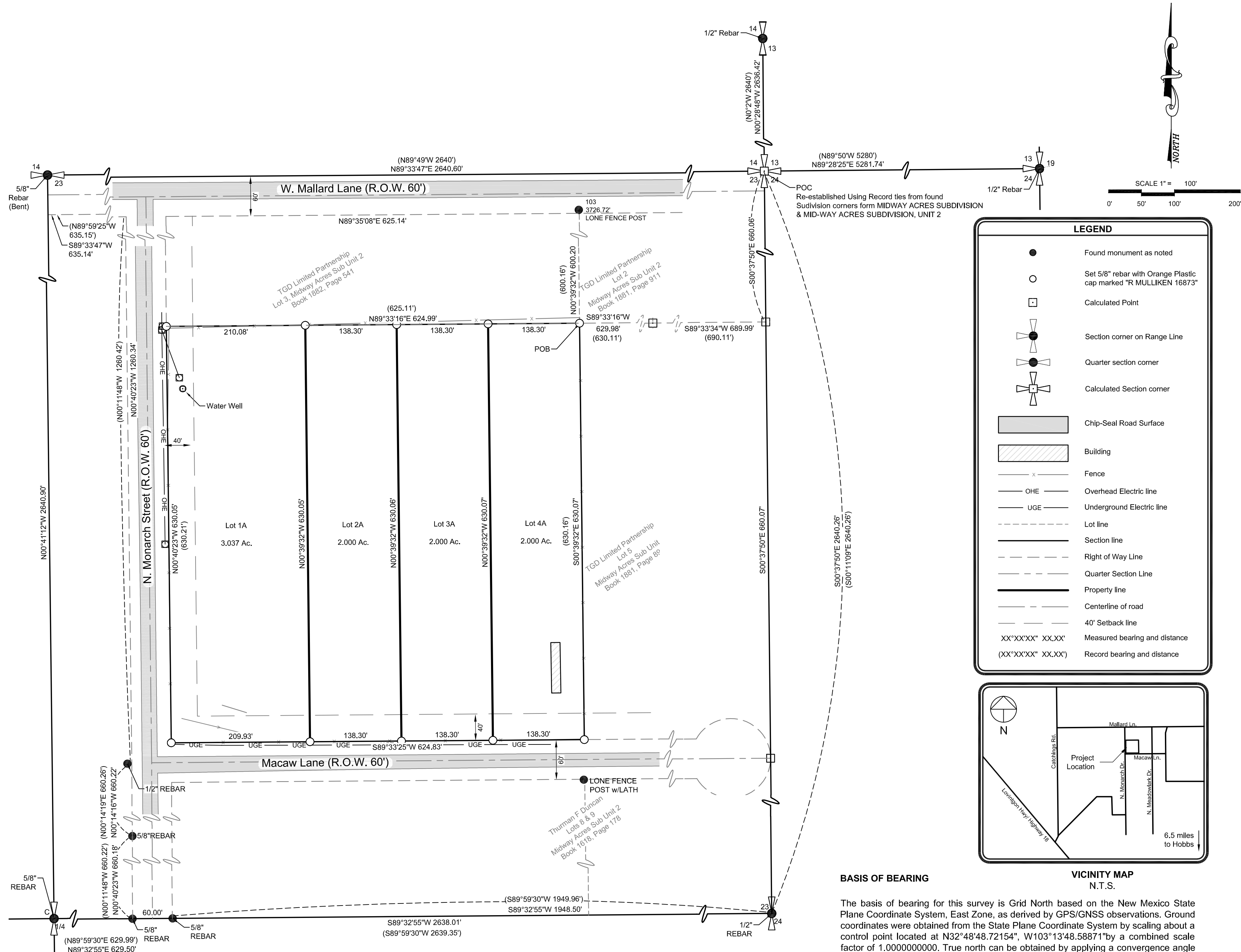
_____, 2019,
AT _____, O'CLOCK ____M AND RECORDED IN
BOOK _____
PAGE _____
_____, LEA COUNTY CLERK
BY _____ DEPUTY

February 19, 2019
Planning Board Regular Meeting

- 7) **Review and Consider Final Plat Approval for The Subdivision of Lot 4, Mid-Way Acres Subdivision, Unit 2, as submitted by property owner, Frank Trujillo.**

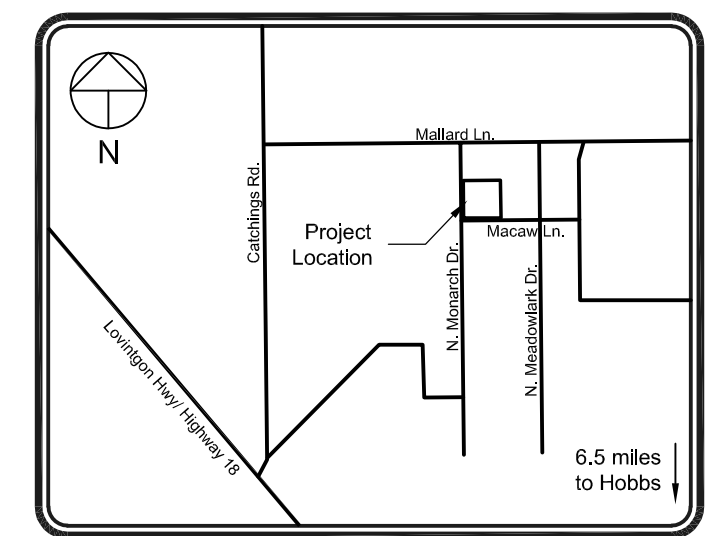
SUBDIVISION OF LOT 4, MID-WAY ACRES SUBDIVISION, UNIT 2

LOCATED IN THE SE1/4 OF THE NW1/4 OF THE NE1/4 OF SECTION 23, T17S, R37E, N.M.P.M., LEA COUNTY, NEW MEXICO



LEGEND

- Found monument as noted
- Set 5/8" rebar with Orange Plastic cap marked "R MULLIKEN 16873"
- Calculated Point
- Section corner on Range Line
- Quarter section corner
- Calculated Section corner
- Chip-Seal Road Surface
- Building
- Fence
- OHE Overhead Electric line
- UGE Underground Electric line
- Lot line
- Section line
- Right of Way Line
- Quarter Section Line
- Property line
- Centerline of road
- 40' Setback line
- Measured bearing and distance
- Record bearing and distance



BASIS OF BEARING

The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System, East Zone, as derived by GPS/GNSS observations. Ground coordinates were obtained from the State Plane Coordinate System by scaling about a control point located at N32°48'48.72154", W103°13'48.58871" by a combined scale factor of 1.0000000000. True north can be obtained by applying a convergence angle of 0°35'52" at this Control Point.

PETTIGREW & ASSOCIATES PA

ENGINEERING | SURVEYING | TESTING
DEFINING QUALITY SINCE 1965

100 E. Navajo - Suite 100, Hobbs New Mexico 88240
T 575 393 9827 F 575 393 1543
Pettigrew.us

PROJECT SURVEYOR: R. Mulliken
DRAWN BY: K. Bolivar



INDEXING INFORMATION FOR COUNTY CLERK

OWNER:
TGD Limited Partnership

LOCATION:
In the SE1/4 of the NW1/4 of the NE1/4 of Section 23, T17S, R37E, N.M.P.M., Lea County, New Mexico

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of _____,
I here by certify that this instrument was filed for record on:

The _____ Day of _____,
20 _____ A.D.

At _____ O'Clock _____ M.

Cabinet _____ Slide _____

Book _____ Page _____

By _____,
County Clerk

By _____,
Deputy

Final Plat
OF
Trujillo
Subdivision
FOR
Frank Trujillo

PROJECT NUMBER:
2018.1218

SHEET: 1 of 2
SU - 101

RECORD DESCRIPTION - PER DEED BOOK 2037, PAGE 714

Lot Four (4), Second Unit of the Mid-Way Acres Subdivision to the city of Lovington, Lea County, New Mexico,

subject to easements, reservations, and restrictions of record.

NEW DESCRIPTION

A tract of land located in the NE1/4 of Section 23, T17S, R37E, N.M.P.M., Lea County, New Mexico and being more particularly described as follows:

Commencing the northeast section corner of Section 23, then S00°37'50"E along the east line of the Northeast Quarter of section, 660.54 feet to a calculated point on said section line; then S89°34'40"W 1319.42 feet to a set 5/8" rebar with Orange Plastic cap marked "R MULLIKEN PS 16873" also being the **Point of Beginning** (POB); thence S00°39'32"E 630.07 feet to a set 5/8" rebar with Orange Plastic cap marked "R MULLIKEN PS 16873"; thence S89°33'25"W 624.83 feet to a set 5/8" rebar with Orange Plastic cap marked "R MULLIKEN PS 16873"; thence N00°40'23""W 630.05 feet to a set 5/8" rebar with Orange Plastic cap marked "R MULLIKEN PS 16873"; thence N89°33'16"E 624.99 feet to the Point of Beginning and containing 9.04 acres, more or less.

CERTIFICATE OF SURVEY

I, Richard L. Mulliken, New Mexico Professional Surveyor, hereby certify that this Subdivision Plat was prepared from an actual ground survey performed by me or under my supervision, that this survey is true and correct to the best of my knowledge and belief. I further certify that this Subdivision Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico.

Richard L. Mulliken NMPS #16873 Date

OWNERS STATEMENT AND AFFIDAVIT

State of New Mexico:
County of Lea:

The undersigned first duly sworn on oath, state: On behalf of the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be platted. The property described on this plat lies within the platting jurisdiction of Lea County, New Mexico

On this ____ day of _____, 20____

By _____
Frank Trujillo

ACKNOWLEDGMENT

State of New Mexico:
County of Lea:

On this ____ day of _____, 20____, before me, Frank Trujillo, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My Commission Expires: _____.

Notary Public

CERTIFICATE OF APPROVAL BY THE LEA COUNTY PLANNING & ZONING

Be it known that this subdivision plat, was submitted to the Lea County Planning and Zoning Board, assembled at a meeting on ____ day of _____, 2017 A.D., and the Roadway Dedication and the dedicated/conveyed surface and sub-surface public infrastructure easement as shown in the attached plat was thereby approved and accepted by a majority of the board.

Attest:

Chairman County Clerk

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this ____ day of _____, 2019, before me appeared, _____ and _____, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

Notary Public

My commission expires: _____

CERTIFICATE OF APPROVAL BY THE LEA COUNTY COMMISSION

Be it known that this subdivision plat was submitted to the commissioners of Lea County, New Mexico assembled at a meeting on this ____ day of _____, 2019 A.D., and the Roadway Dedication as shown on the attached plat was thereby approved and accepted by a majority of the of the board.

In witness whereof, the Board of Lea County Commissioners of Lea County, New Mexico has caused this instrument to be signed on its behalf by its chairman and attested by the Lea County Clerk on this ____ day of _____, 2019 A.D.

Attest:

Ron Black, Chairman County Clerk

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this ____ day of _____, 2019, before me appeared, _____ known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

Notary Public

My commission expires: _____

CERTIFICATE OF APPROVAL
CITY PLANNING BOARD

The Plat, Restrictions and Dedication reviewed and approved the ____ day of _____, 20____ A.D. by the City Planning Board of Hobbs, New Mexico.

Chairman

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this ____ day of _____, 2019, before me appeared, _____ known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

Notary Public

My commission expires: _____

CERTIFICATE OF APPROVAL
CITY COMMISSION

I, Jan Fletcher, the duly appointed and acting City Clerk of the City of Hobbs, Lea County, New Mexico, do hereby certify that the foregoing plat in Lea County, New Mexico, was approved by the commission of the City of Hobbs by Resolution No. ____ on the ____ day of _____, 20____.

Jan Fletcher, City Clerk

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this ____ day of _____, 20____, before me, _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My commission expires: _____.

Notary Public



PETTIGREW
& ASSOCIATES PA

ENGINEERING | SURVEYING | TESTING
DEFINING QUALITY SINCE 1965

100 E. Navajo - Suite 100, Hobbs New Mexico 88240
T 575 393 9827 F 575 393 1543
Pettigrew.us

PROJECT SURVEYOR: R. Mulliken

DRAWN BY: K. Bolivar



INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:
Frank Trujillo

LOCATION:
NW/4 of the SE/4 of Section 23, T17S,
R37E, N.M.P,M., Lea County, New Mexico

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of _____,
I here by certify that this instrument was filed for
record on:

The _____ Day of _____,
20 ____ A.D.

At _____ O’Clock _____M.

Cabinet _____ Slide _____

Book _____ Page _____

By _____,
County Clerk

By _____,
Deputy

Final Plat
OF
Trujillo
Subdivision
FOR
Frank Trujillo

PROJECT NUMBER:

2018.1218

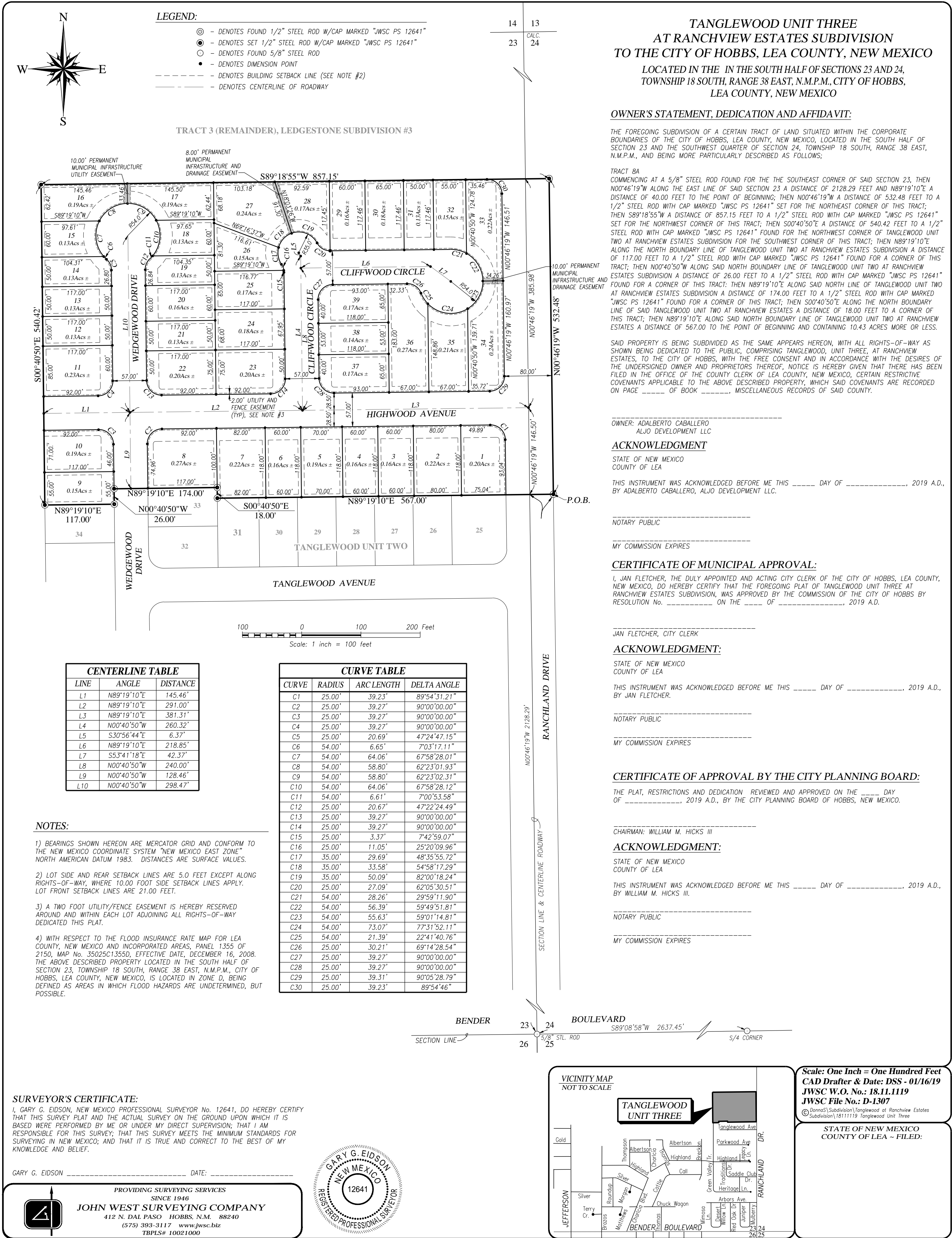
SHEET: 2 of 2

SU - 101

February 19, 2019
Planning Board Regular Meeting

- 8) **Review and Consider Preliminary Plan Approval for Tanglewood, Unit 3 Subdivision, as submitted by property owner, Alberto Caballero.**

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

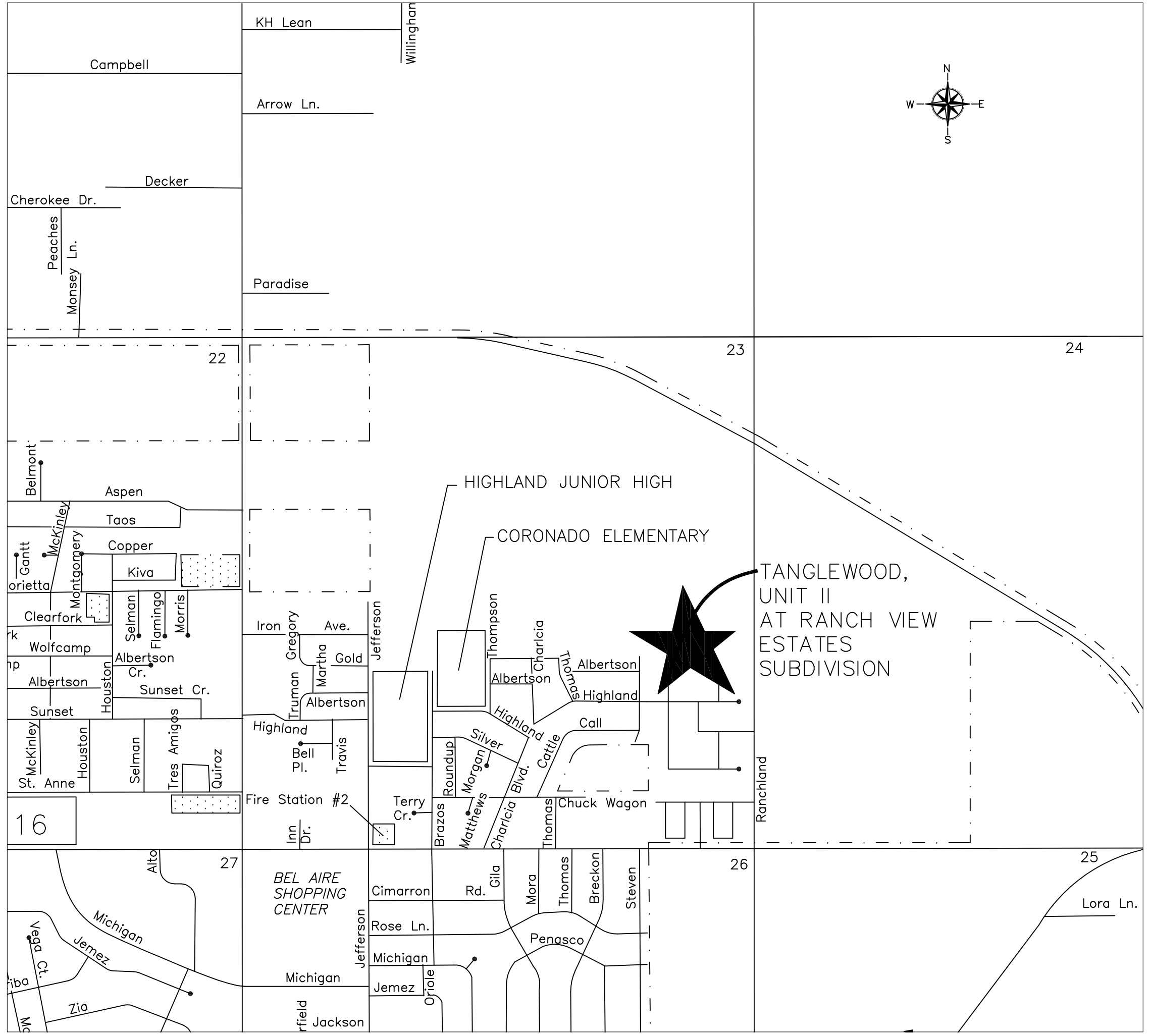


SUBDIVISION PLANS

ALJO DEVELOPMENT, LLC

TANGLEWOOD, UNIT III
AT RANCH VIEW ESTATES

CITY OF HOBBS
LEA COUNTY, NEW MEXICO
SECTION 23 TOWNSHIP 18 SOUTH RANGE 38 EAST



LOCATION MAP
SCALE 1" = 1,000'

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET, INDEX OF DRAWINGS & LOCATION MAP
2	GENERAL NOTES
3	PRELIMINARY PLAT
4	MASTER LAYOUT (ROADWAYS AND UTILITIES)
5	RANCHLAND DRIVE ROADWAY AND SEWER PLAN AND PROFILE
5a	RANCHLAND DRIVE MEDIAN DETAILS
6	ROAD "A" ROADWAY AND SEWER PLAN AND PROFILE
7	WEDGEWOOD DRIVE ROADWAY AND SEWER PLAN AND PROFILE
8	ROAD "B" ROADWAY AND SEWER PLAN AND PROFILE
9	ROAD "C" ROADWAY AND SEWER PLAN AND PROFILE
10	INTERSECTION DETAILS 1
11	INTERSECTION DETAILS 2
12	ROADWAY DETAILS
13	WATER DETAILS
14	SEWER DETAILS
15	SEWER DETAILS (CONTINUED)
16	MISCELLANEOUS DETAILS
17	ELECTRICAL TRENCH LAYOUT BY XCEL ENERGY INC.

SPECIFICATIONS: Street Construction

- All work shall meet or exceed the applicable requirements of the "New Mexico Standard Specifications for Public Works Construction" 1987 Edition (herein--after abbreviated NMSS), except as otherwise specified herein.
- Earthwork shall be considered incidental to the street construction unless otherwise indicated in the bid proposal. All roots and other vegetation shall be removed from areas to be covered by asphalt or concrete. The subgrade shall be accurately shaped to lines and grades as indicated on the drawings and compacted as indicated on the details. Minimum compaction in areas not otherwise shown shall be 90% of the maximum density as determined by ASTM D-1557, Method A.
- All Portland Cement Concrete for pavement shall conform to NMSH&TD Specification-- Section 451 or Section 503, for structures. The contractor shall submit a proposed job mix for the engineer's approval in ample time before placing any concrete.
- Base course materials and placement shall conform to the requirements of NMSH&TD Specification, Section 304--Base Course. The contractor shall submit an aggregate analysis for the engineer's approval in ample time before placing any base course material.
- Prime coat material and placement shall conform to the requirements of NMSH&TD Specifications, Section 408--Prime Coat. The contractor shall submit certification of quality for his proposed material for the engineer's approval in ample time before placing any prime coat.
- Asphaltic concrete surface course material and placement shall conform to the requirements of NMSH&TD Specification, Section 420 OR 422--Plant Mix Bituminous Pavement (Dense Graded or Super Pave). The contractor shall submit a proposed mix design for the engineer's approval in ample time before placing any surface course.
- The water and sewer contractor shall complete his work, including trench compaction and clean--up, in any one street before the paving contractor starts final subgrade preparation for the street construction. Final adjustment to grade of valve boxes and manhole covers, pouring concrete collars, etc., shall be left for the paving contractor.
- All construction, including compaction, shall be guaranteed for a period of 12 months after completion of construction.

SPECIFICATIONS -- Water and Sewer Systems

- All work shall meet or exceed the applicable requirements of the "New Mexico Standard Specifications for Public Works Construction", 1987 Edition (herein--after abbreviated NMSS), except as otherwise specified herein.
- Manufacturer's brochure cuts, and certificates of quality where applicable, shall be submitted for the engineer's approval for all items installed on the job.
- Water mains shall be PVC Water Pressure Pipe, Class 150, DR 18, C--900 water pipe as specified in NMSS Section 121, joints may be either mechanical or push--on type except where otherwise specifically indicated, or shall be Polyethylene Water Pressure Pipe, DR 17 as specified by AWWA C--906.
- The use of tapping sleeves for connection to existing mains or repair sleeves will not be permitted except with the express permission of the engineer for each instance.
- Water service lines shall be 1" diameter, polyethylene tubing and accessories shall conform with NMSS Section 560.2 -- Water Service Pipe.
- All sections of new water mains shall be hydrostatically tested in accordance with AWWA C--600, Sec. 13, in the presence of the engineer and a city representative. The contractor shall furnish all equipment and labor required to make the tests. The mains shall be tested with the service connections complete in place. The leakage shall not exceed the calculated allowable leakage as specified in test sheet 801.16.2 in NMSS Section 801. The contractor shall locate and repair all leaks until there are no visible leaks and the overall leakage is within the specified maximum.
- Sanitary sewer pipe shall be Polyvinyl Chloride (PVC) pipe, DR 35, as specified in the NMSS Section 121.
- Manholes shall be constructed with precast reinforced concrete sections conforming to ASTM C--478. Block manholes are expressly prohibited. All portland cement concrete and mortar used in manhole construction shall utilize Type II cement. Care shall be taken to properly finish manhole inverts.
- The water and sewer contractor shall complete his work, including trench compaction and clean--up, in any one street before the paving contractor starts final subgrade preparation for the street construction. Final adjustment to grade of valve boxes and manhole covers, pouring concrete collars, etc., shall be left for the paving contractor.
- All watermains shall be chlorinated as specified in NMSS Section 801.17. Each service connection shall be operated to thoroughly flush the lines on completion.
- All construction, including compaction, shall be guaranteed for a period of 12 months after completion of construction.
- All service line connections for water and sewer shall be made with fittings specifically for the material used, and as per the manufacturer's installation requirements.

NOTES -- Water and Sewer Construction

- Sewer services shall be located 5 feet ± down--stream from the center of the lot frontage except where otherwise indicated on the plans. Opposing connections shall be spaced at least 4 feet apart along the sewer mains. Water services shall be located 5 feet ± upstream from the common lot lines except where otherwise indicated on the plans, and 10 feet minimum away from the sewer services. Water taps shall be spaced at least 2 feet apart on the water mains.
- Stationing is as shown on the plan and profile sheets.
- Water mains shall not be located less than 10 feet away from sewer lines nor closer than 3 feet to the lip of the curb and gutter, except where lines cross.
- Where a water line passes beneath or less than 18 inches above a sewer line, the sewer line shall be encased in concrete 6 inches thick as shown in the "Standard Details" for at least 10 feet on each side of the water line, or the sewer line shall be Ductile or Cast Iron Pipe with pressure--type joints for 10 feet on each side of the water line. This shall also apply where a parallel water line is less than 10 feet horizontally and less than 2 feet above the sewer.

GENERAL NOTES:

- Testing of construction materials, including subgrade compaction, shall be performed as required by the engineer and at the expense of the owner, except that the contractor shall pay for any re--testing required. The contractor shall cooperate in allowing opportunity for testing and furnishing samples and job site assistance as required. The contractor shall furnish manufacturer's certificates of quality as required.
- The contractor shall maintain a reasonably clean job site throughout the construction period and at completion shall remove all debris and dress up all areas disturbed by his operations.
- Measurement and payment of the various items of construction shall be made by the units indicated in the bid proposal and at the unit prices bid, work and materials not specifically called out in the bid proposal shall be considered incidental to the nearest associated item listed in the proposal.
- The contractor shall do his own layout and construction staking from bench marks and and centerline reference points furnished by the owner. The contractor shall be responsible for properly referencing all triangulation stations, bench marks, monuments, and grant markers, section corners, or other permanent reference marker, that may be destroyed during the construction of this project. The Project Manager, at the contractor's expense, shall reference and reset destroyed monuments according to government regulations and state law. Design survey for Owner provided by John West Surveying Company.
- Haul shall be considered incidental to construction, and no direct payment shall be made.
- For estimating purposes only, earthwork quantities are based on a shrinkage factor of 0% in roadway embankment and 0% swell in roadway excavation.
- No underground utilities (water or sewer) shall be backfilled prior to inspection and approval by the ENGINEER. Any backfill placed prior to inspection and approval will be removed at the contractor's expense.
- Locations of all existing utilities shown were taken from record drawings or field surveys and are located as accurately as possible from information available. It will be the contractor's responsibility to protect, maintain in service, and at points required, verify exact locations of these utilities during construction operations of this project.
- The contractor shall never unnecessarily interfere with or interrupt the services of any public utility having property within or adjacent to the construction area. He shall give all public utility companies a reasonable notice in writing, in no event less than 48 hours, for any work that he contemplates would interfere in any what whatsoever with the service of any existing public utility and city--owned facility.
- When construction under this project connects to existing improvements the contractor shall build an easy--riding connection.
- When abutting new pavement to edges of existing pavement, the existing pavement shall be cut a straight neat edge and tack coat shall be applied to edges of existing pavement prior to beginning of new pavement operations.
- The Contractor shall coordinate any work required by others in the construction area with the construction of this project.
- No underground utilities (water or sewer) shall be backfilled prior to inspection and approval by the CITY OF HOBBS. Any backfill placed prior to inspection and approval will be removed at the contractor's expense.
- Where proposed elevations in the plans are shown with two digits preceeding the decimal, it shall be assumed that 3600 feet is to be added.
- All concrete shall contain fiber reinforcement. Fiber reinforcement shall be virgin polypropylene strands approximately 3/4 inches in length, mixed into the concrete at a rate of 1.5 pounds per cubic yard or fibers shall be Anti--Crack HD (AR glass fibers) as manufactured by Saint--Gobain Vetrotex America and mixed into the concrete at a rate of 1.0 pounds per cubic yard (fiber length 3/4 inch). Use of fiber reinforcement does NOT substitute for any structural reinforcement required by teh project drawings and contract documents. No separate measurement or payment will be made for fiber reinforcement, it shall be considered incidental to the item being installed.
- Construction will not be considered complete until all drainage structures, including new curb and gutter, are tested flowing and found satisfactory by the project manager. Finished concrete grade tolerance shall not deviate from those shown on the plans by more than =/-- 0.002 feet. This shall be considered incidental to the construction of this project.

MATERIAL SPECIFICATION:

Materials and equipment used in the installation of water and sewer improvements shall be in accordance with the City of Hobbs standards and shall be new and unused, manufactured in compliance with standards published by the American Society for Testing and Materials (ASTM), the Americal Water Works Association (AWWA) or other published applicable standards.

Where specific items are called for by name, make, or catalog number such reference shall be interpreted as establishing a standard quality and not construed as limiting competition. The use of substitutes is permissible in most cases, provided written requires and proper certification are submitted to the ENGINEER for review and approval prior to Bid Opening for City of Hobbs approval.

SANITARY SEWER

Collector: PVC, SDR 26 (under 18" Dia.) (Stiffness of 46 for over 18" Dia.), push--on, gasketed (or glued) sewer pipe.

Service: PVC, SCH 40 or SDR 21, push--on, gasketed (or glued) sewer pipe.

Fittings: PVC, SCH 40, push--on, gasketed sewer pipe,

Manholes: Fiberglass (preferred) or Precast reinforced concrete, 4 ft. inside diameter, type "C" Concentric manholes.

Manhole rim and Lid: A. Vented in pavement areas, East Jordan Iron Works #41430120A01 or approved equal. Frame & cover shall be AASHTO H--20 load rated, Ductile Iron castings shall be grade 70--50--25 conforming to ASTM A536 (latest edition), Grey Iron castings shall be CL35 conforming to ASTM A48 (latest edition), frame & cover to be uncoated. (See Details) B. Sealing in drainage swale and bar--dich areas, shall be as required by the City of Hobbs.

Force Mains: HDPE DR 13.4 C--906 (WPR 130 psi) or PVC DR 14 Class 200 C--900 (WPR 145 psi).

POTABLE WATER

Distribution Lines: PVC, DR 18, Class 150, C--900 push--on, gasketed water pipe -- OR -- HDPE, DR 17, C--906 blue or blue stripe.

Fittings: Mechanical joint (MJ), class 250 or 350 S.S.B. type, ductile iron pipe fittings for PVC. Polyethylene fittings may be MJ or fused fittings, ductile iron pipe sizes. All HDPE pipe shall utilize MJ adapters when connection to Ductile Iron Fittings. Mega Lug restrained fittings shall be used along with concrete thrust blocking. Valves may be FL X MJ when connected at fittings.

Gate Valves: Mueller bonded resilient seat, non--raising stem type, mechanical joint, fuse bonded epoxy coated inside and out, 2 inch operating nut, opens counter--clockwise. Valves may be FL x MJ when connected at fittings.

Fire Hydrants: Kennedy Guardian -- K81D Main valve fire hydrant, Exterior painted "chrome yellow" as per NM APWA specs.

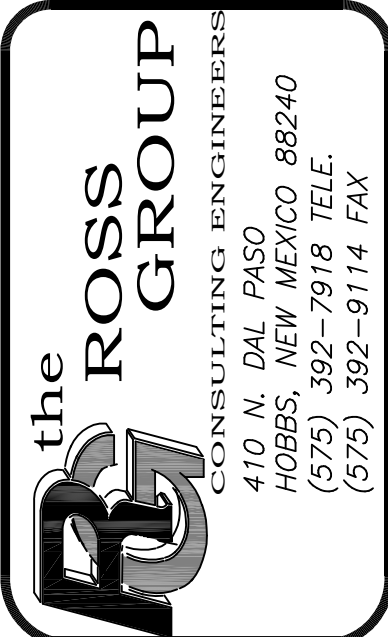
Valve Boxes: Tyler 461S, or equal

Water Meter Box -- Regular Meter Box -- East Jordan product number 32234002A04, round 18" x 18" and DFW Plastics Inc. plastic blue cover product number (18AMR--49).



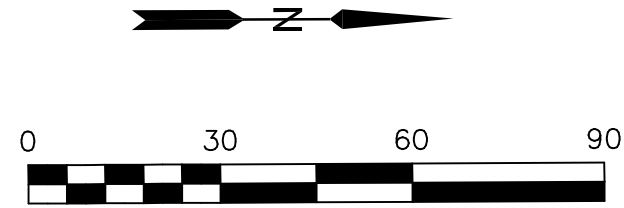
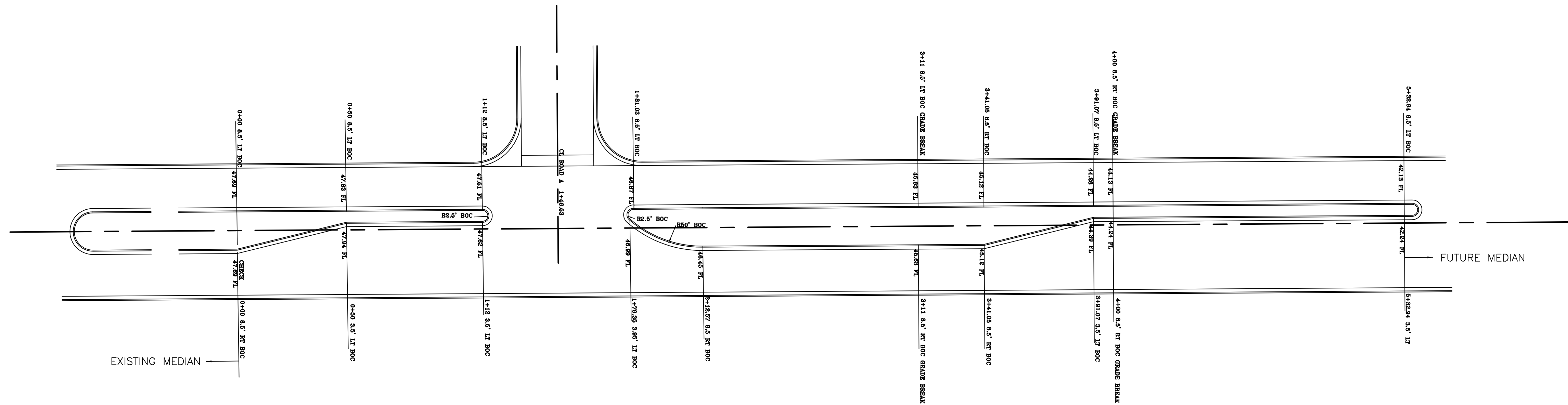
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4									
5									

ALJO DEVELOPMENT, LLC
TANGLEWOOD UNIT III
GENERAL NOTES AND
MATERIALS SPECIFICATIONS



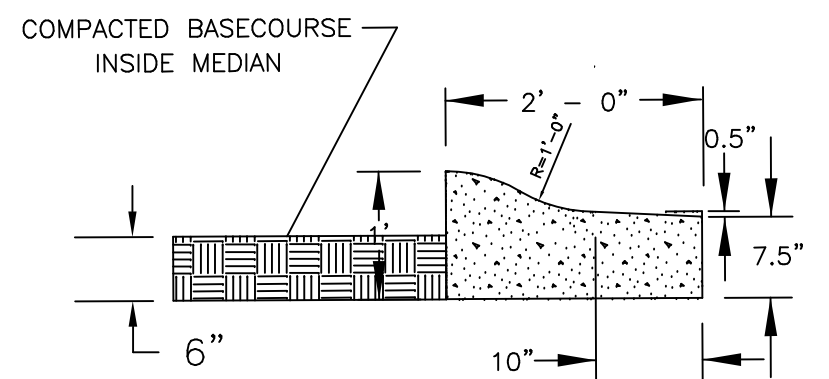
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1--19	GENERAL
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GEN NOTES	
SHEET	
2	
2 of 17 sheets	

ORIGINAL DRAWING SIZE 24" X 36"



MOUNTABLE CURB AND GUTTER GENERAL NOTES:

1. CONTRACTOR SHALL CONSTRUCT 3/4" TRANSVERSE BITUMINOUS EXPANSION JOINTS AT 30' INTERVALS, AT END OF DAY'S POUR, AND AT 30-MINUTE INTERRUPTIONS. WHEN CURB AND GUTTER IS PLACED BY MACHINE, INTERVAL MAY BE INCREASED TO 90'.
2. CONTRACTOR SHALL CONSTRUCT TRANSVERSE CONTRACTION JOINTS (DUMMY JOINTS) AT 10' INTERVALS AND AT END OF RADIUS POINTS OR ISLAND NOSES.
3. ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI AT 28 DAYS.
4. MATERIAL ON WHICH CONCRETE IS TO BE PLACED SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, METHOD C.



**MEDIAN CURB
CONCRETE MOUNTABLE (SPILL) CURB
AND GUTTER (8" X 24")**

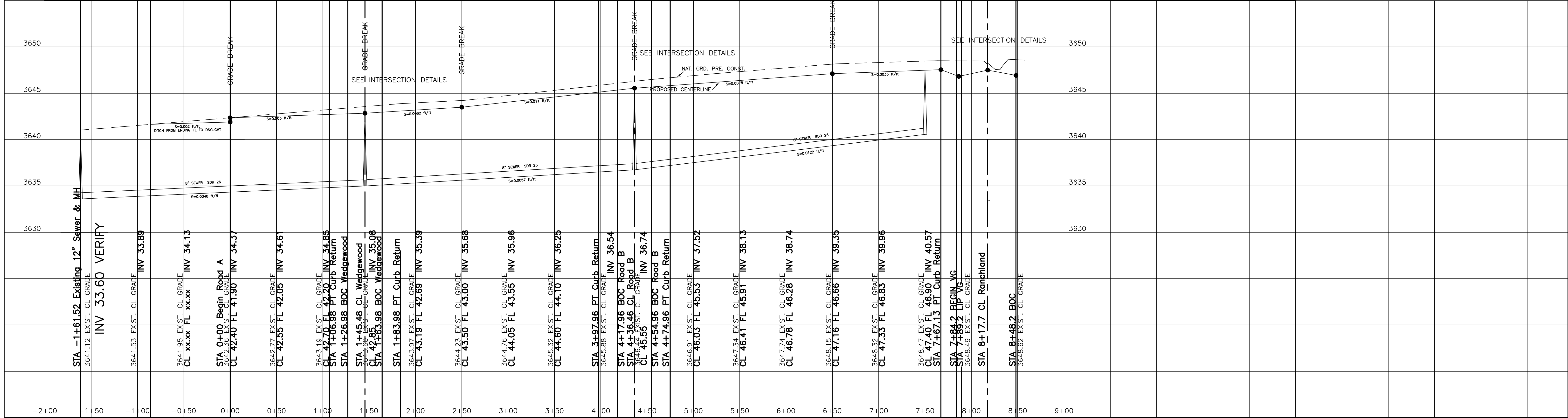
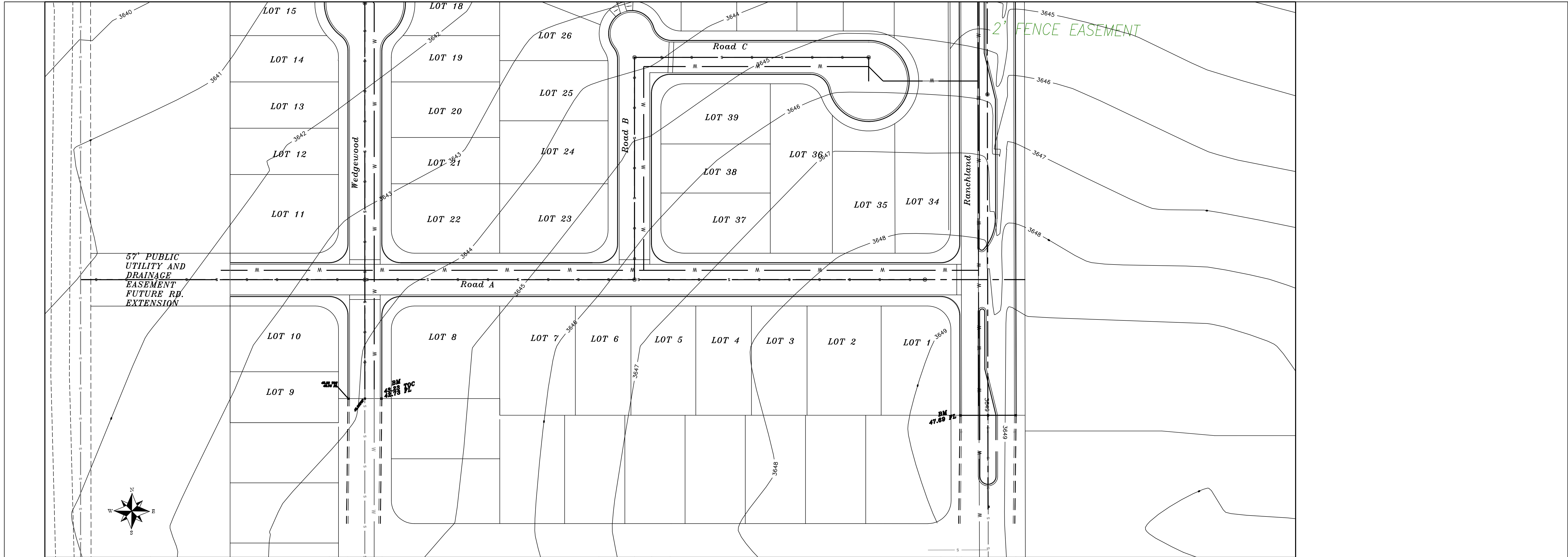
NOT TO SCALE

**TANGLEWOOD UNIT 3
RANCHLAND MEDIANS DETAIL**

the ROSS GROUP
CONSULTING ENGINEERS
410 N. DAL PASO
HOBBES, NEW MEXICO 88240
(575) 392-7918 TELE.
(575) 392-9114 FAX

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1-20-19	TANGLEWD3
File Name:	Job No.:

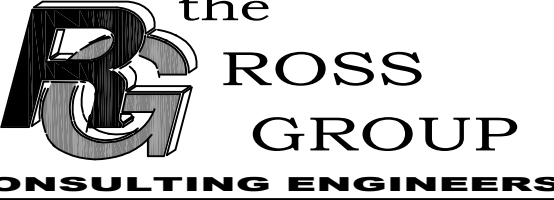
RANCHLAND MEDIANS
SHEET



NO.	REVISIONS	BY	DATE	DES
				DRN
				CHK
				APPD

DATE
1/12/2019

SCALE
H: 1" = 50'
V: 1" = 5'



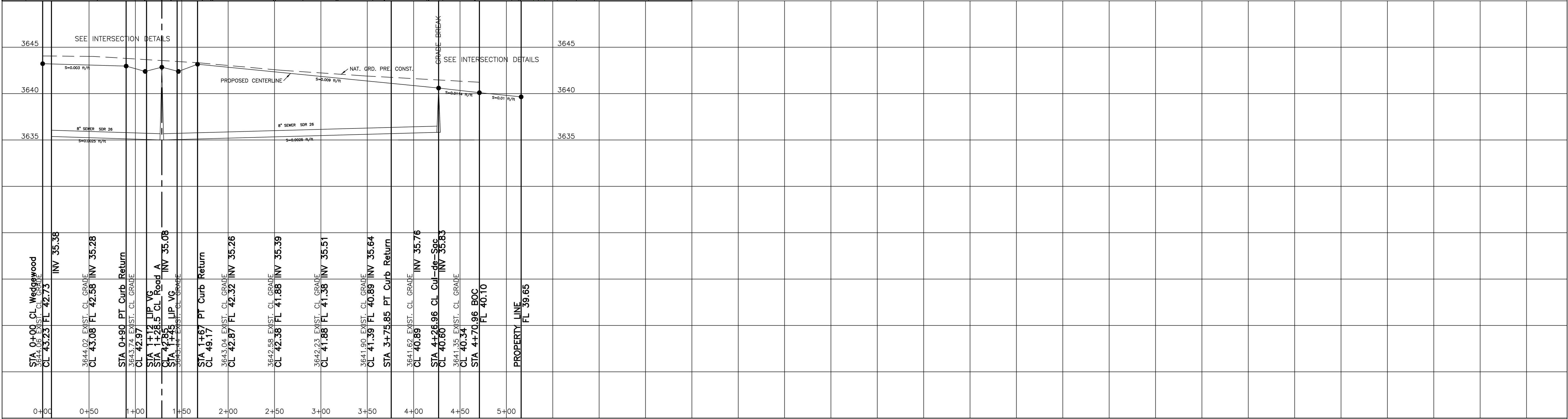
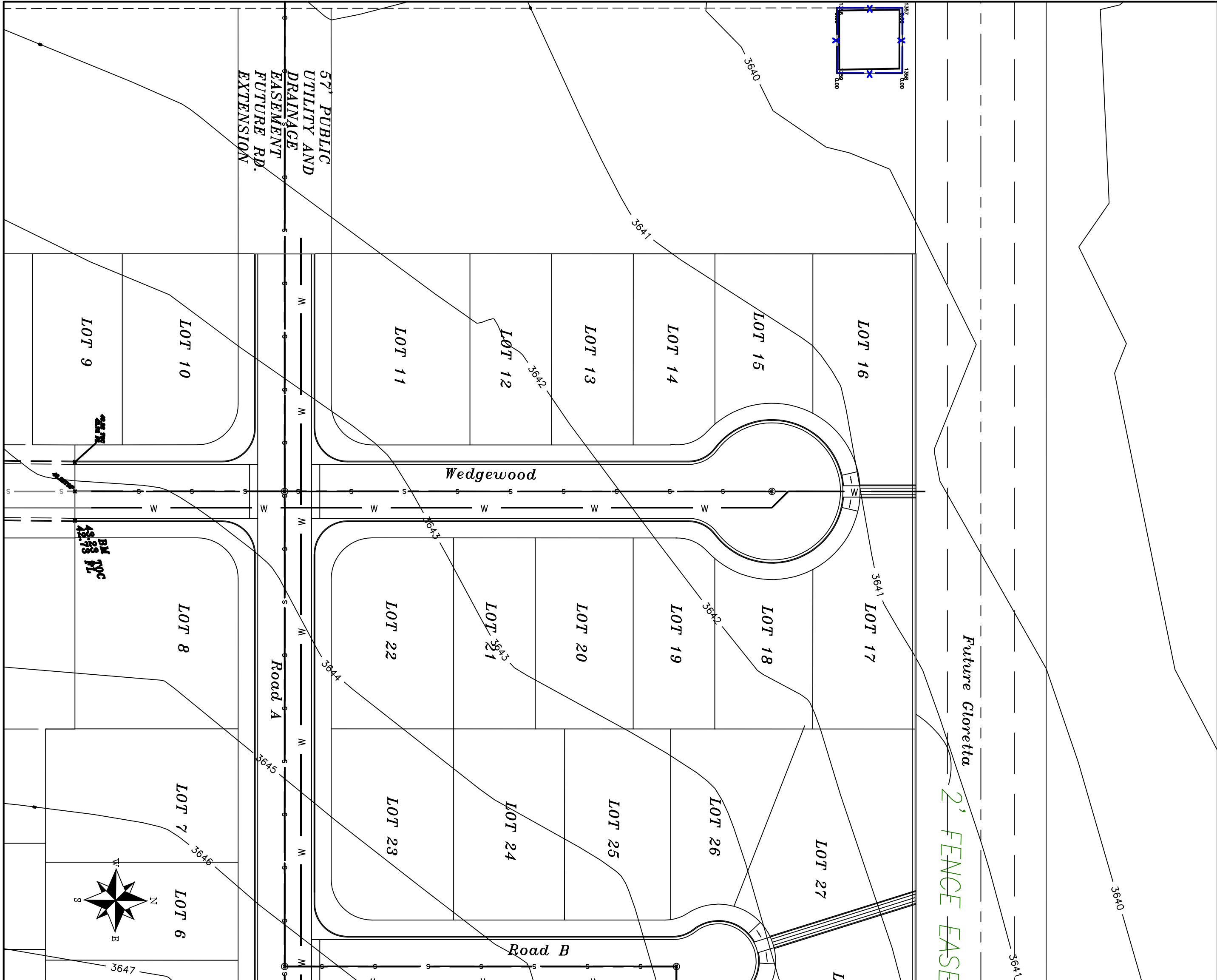
410 N. Dal Paso
Hobbs, New Mexico 88240
Telephone (575) 392-7918
Fax (575) 392-9114

TANGLEWOOD SUBDIVISION
UNIT 3

ROAD A PLAN & PROFILE
STA -1+61.52 to End This Phase

SHEET
XX
OF
XX

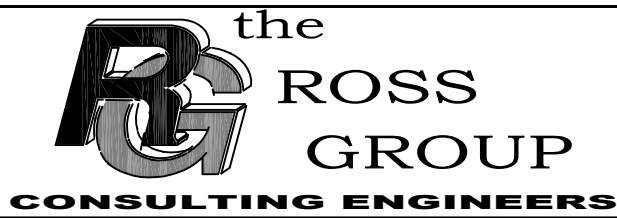
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DATE
1/12/2019

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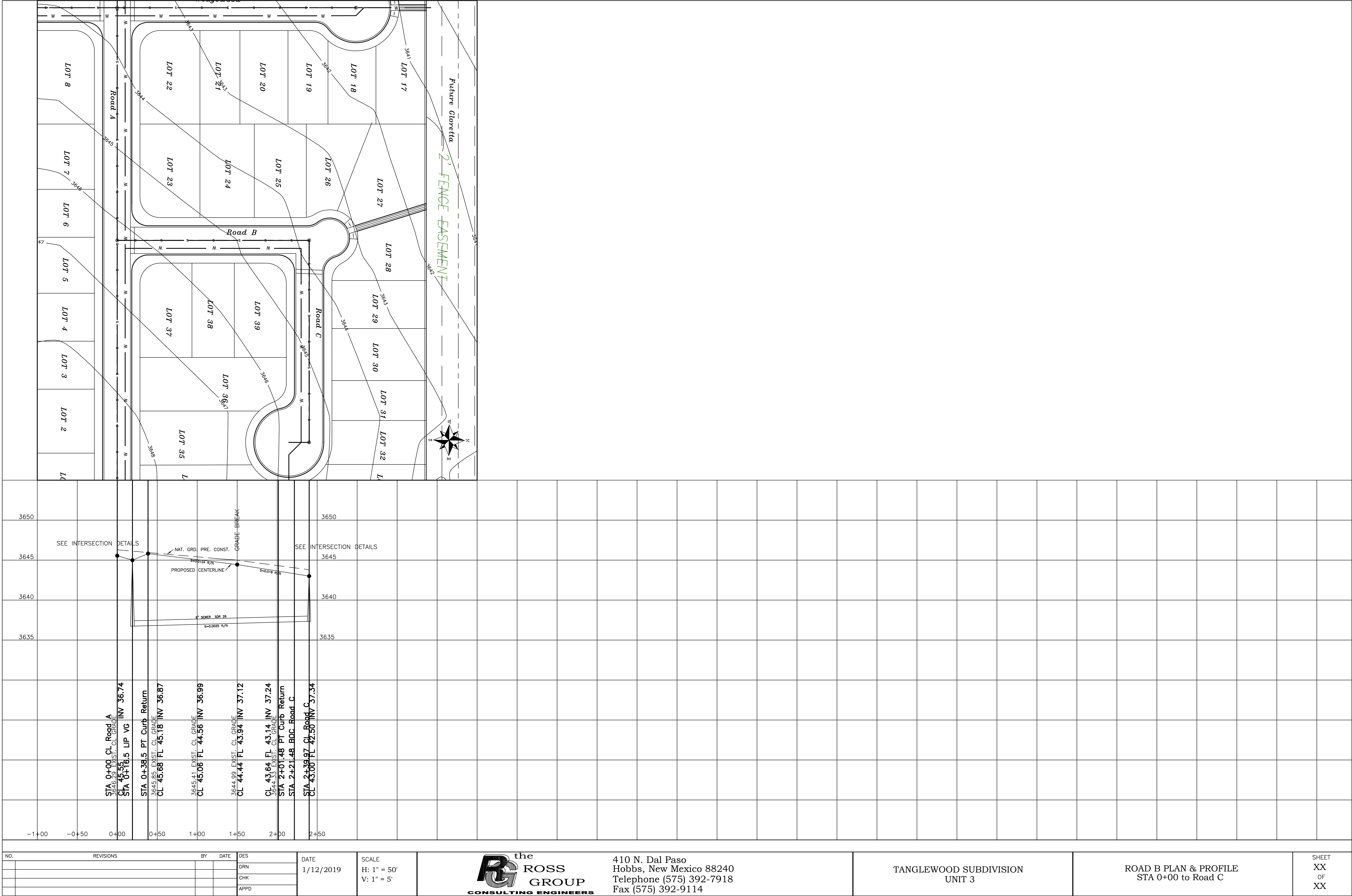
410 N. Dal Paso
Hobbs, New Mexico 88240
Telephone (575) 392-7918
Fax (575) 392-9114

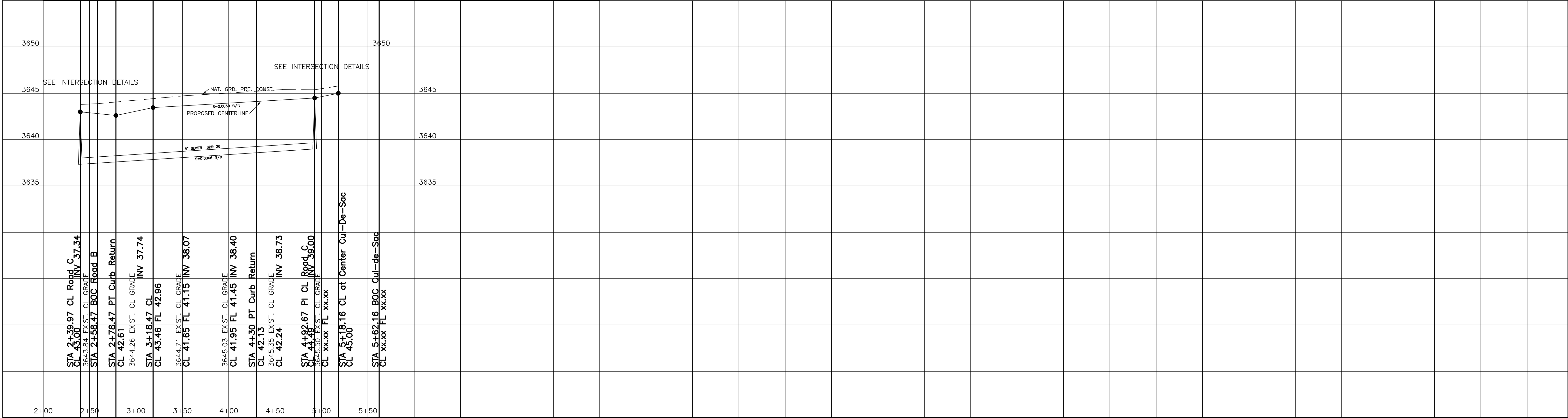
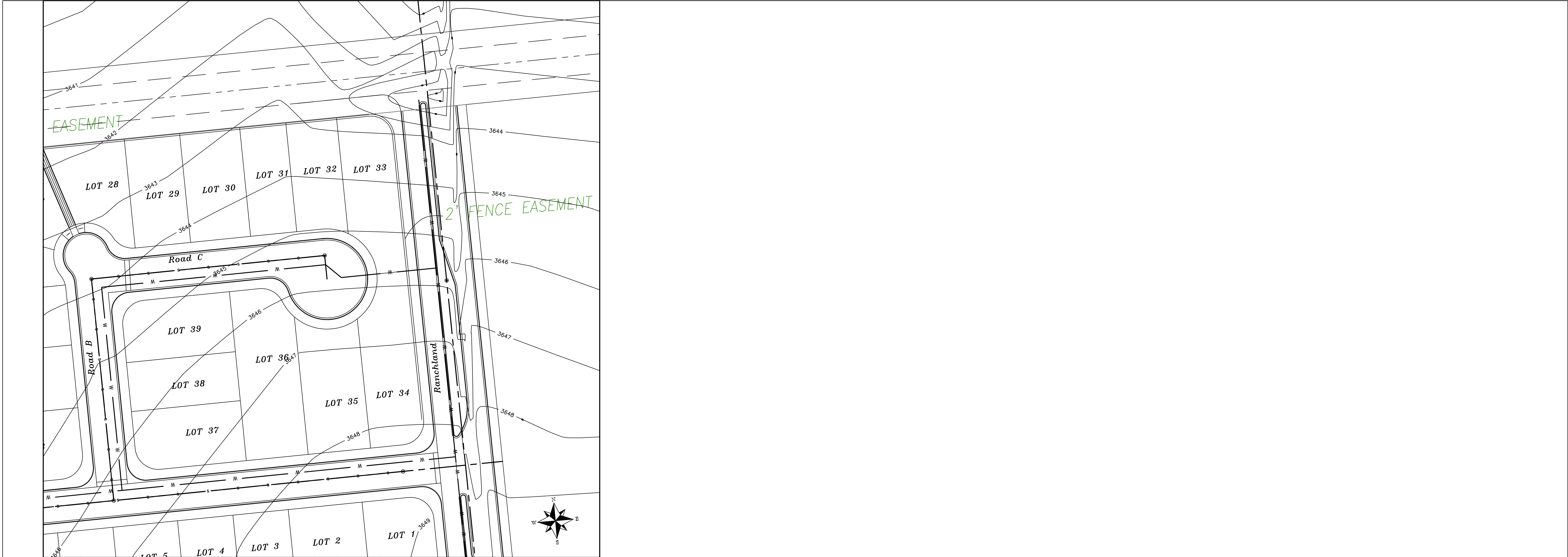
TANGLEWOOD SUBDIVISION
UNIT 3


WEDGEWOOD PLAN & PROFILE
STA 0+00 to End This Phase

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OF
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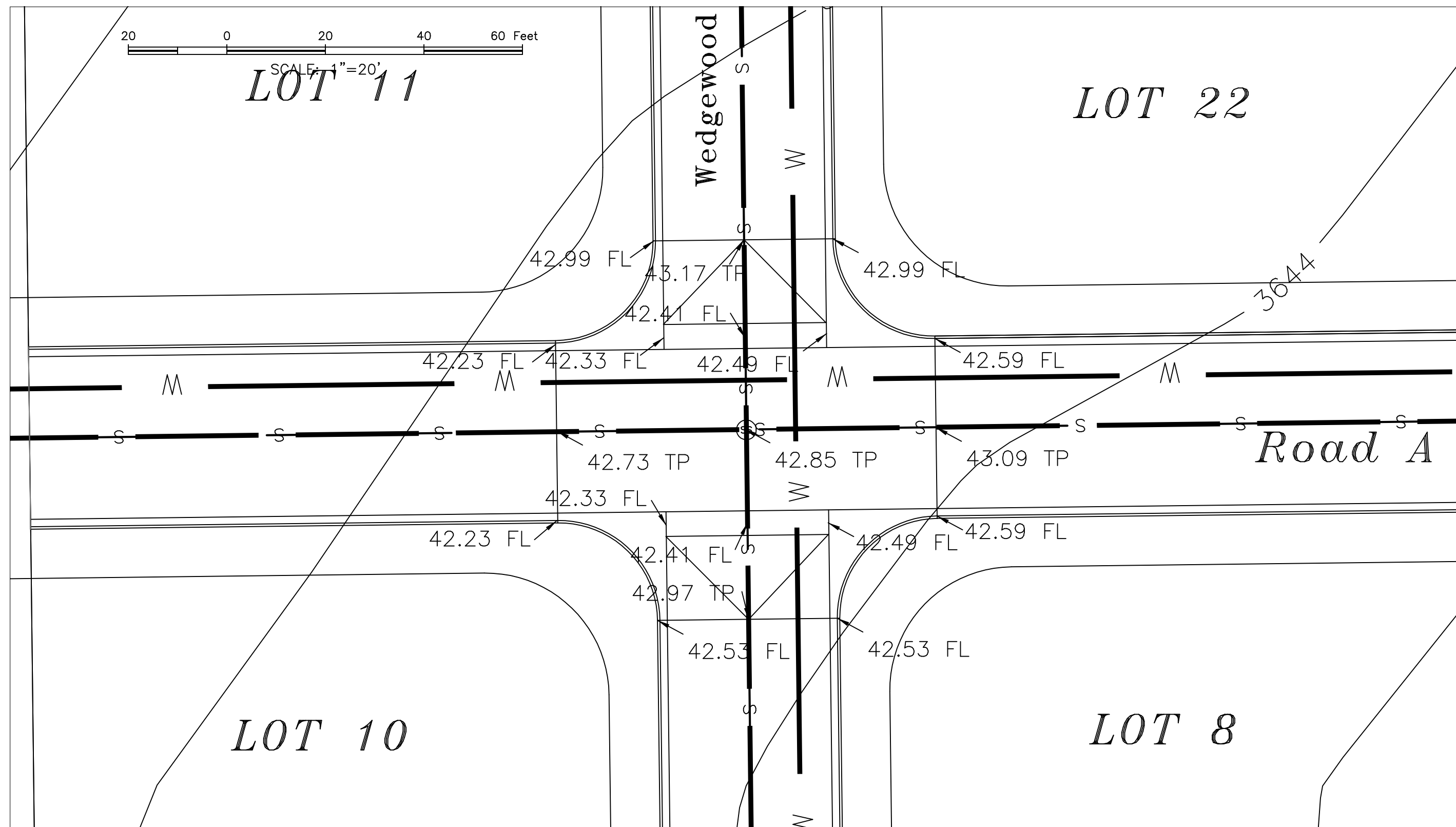
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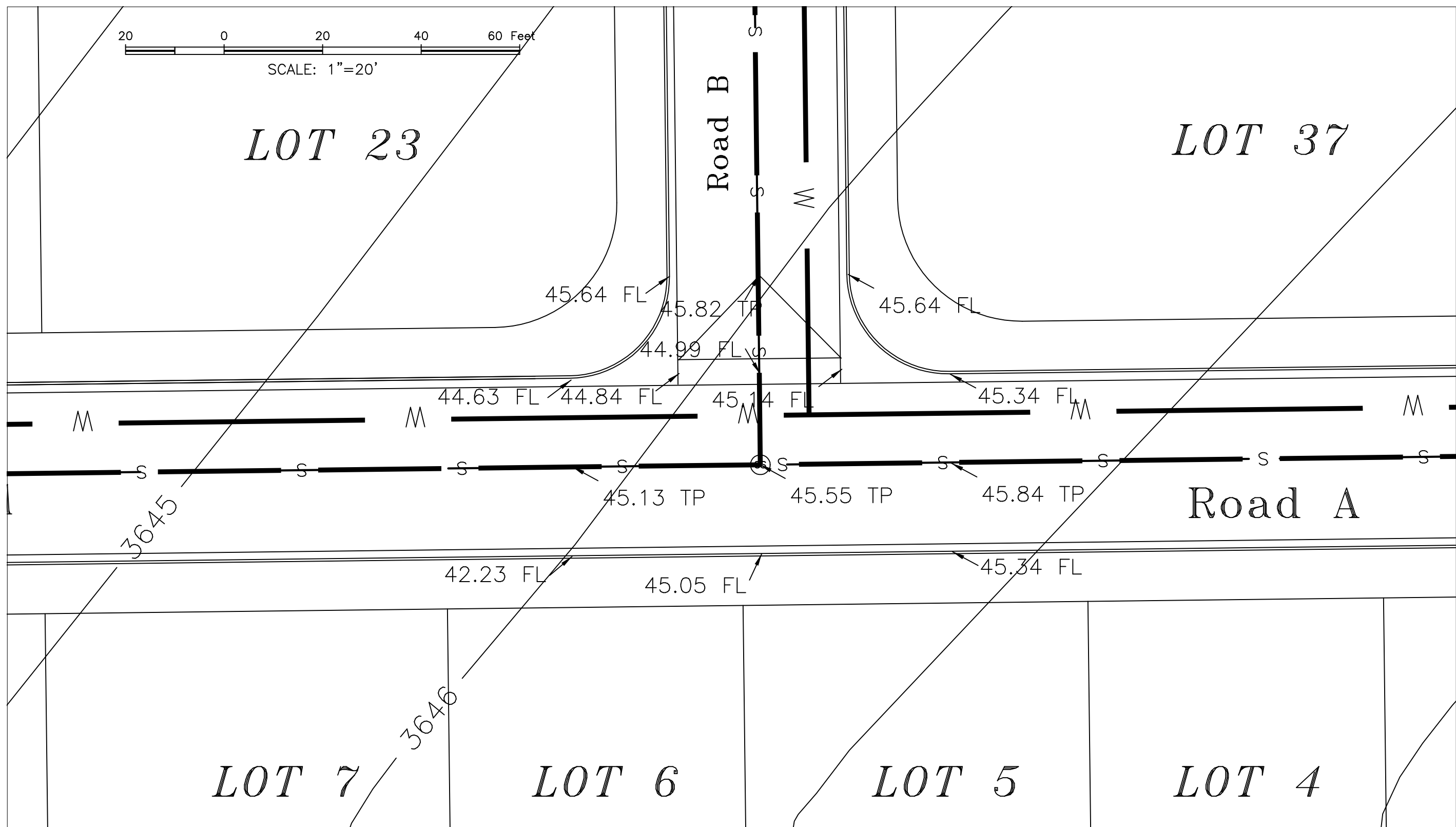


NO.				REVISIONS		BY	DATE	DES	DATE	SCALE		410 N. Dal Paso Hobbs, New Mexico 88240 Telephone (575) 392-7918 Fax (575) 392-9114	TANGLEWOOD SUBDIVISION UNIT 3	ROAD C PLAN & PROFILE End Road B to End Road C	SHEET XX OF XX
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							CHK								
							APPD								

ORIGINAL DRAWING 24" X 36"

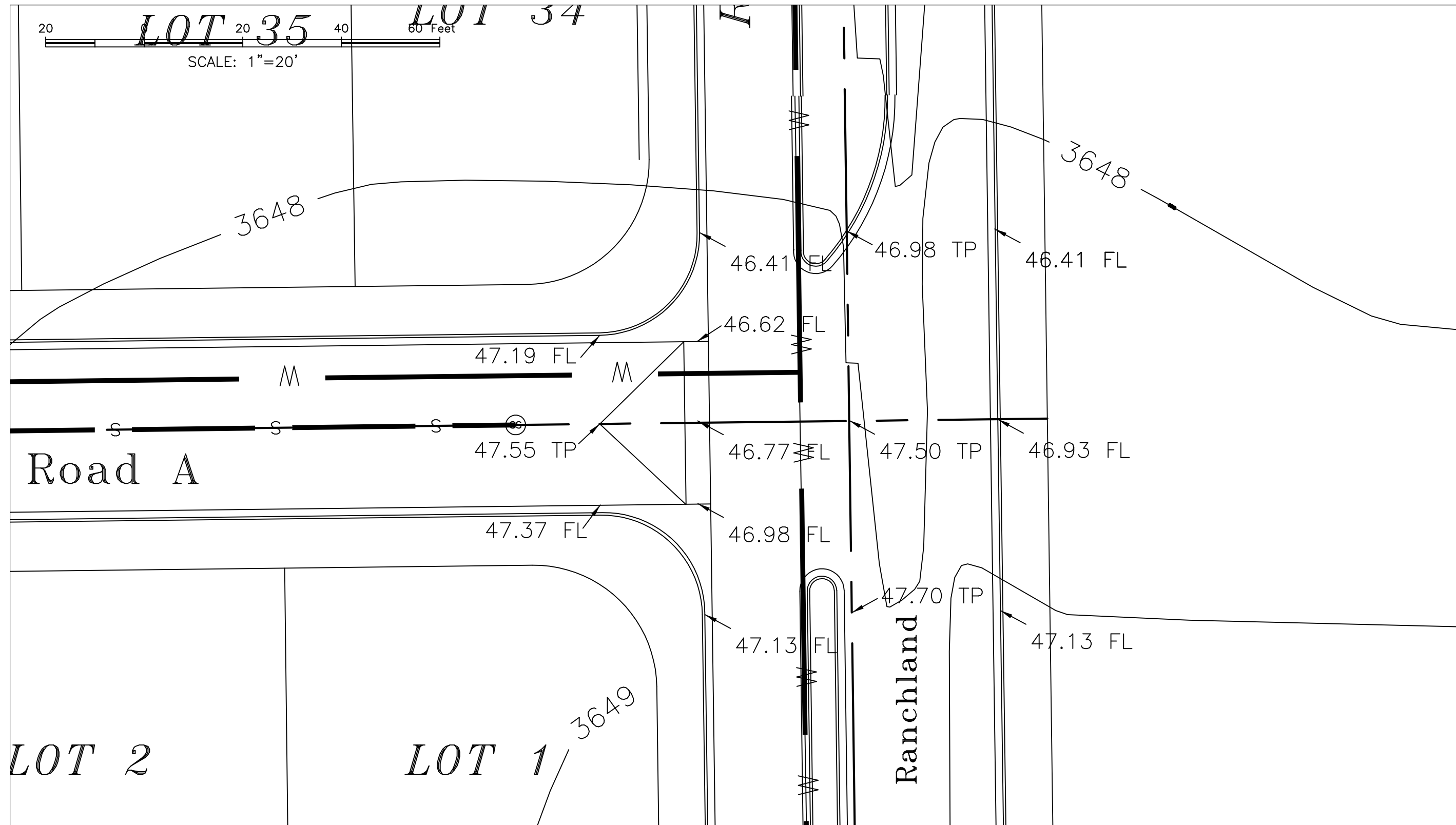


Road A & Wedgewood

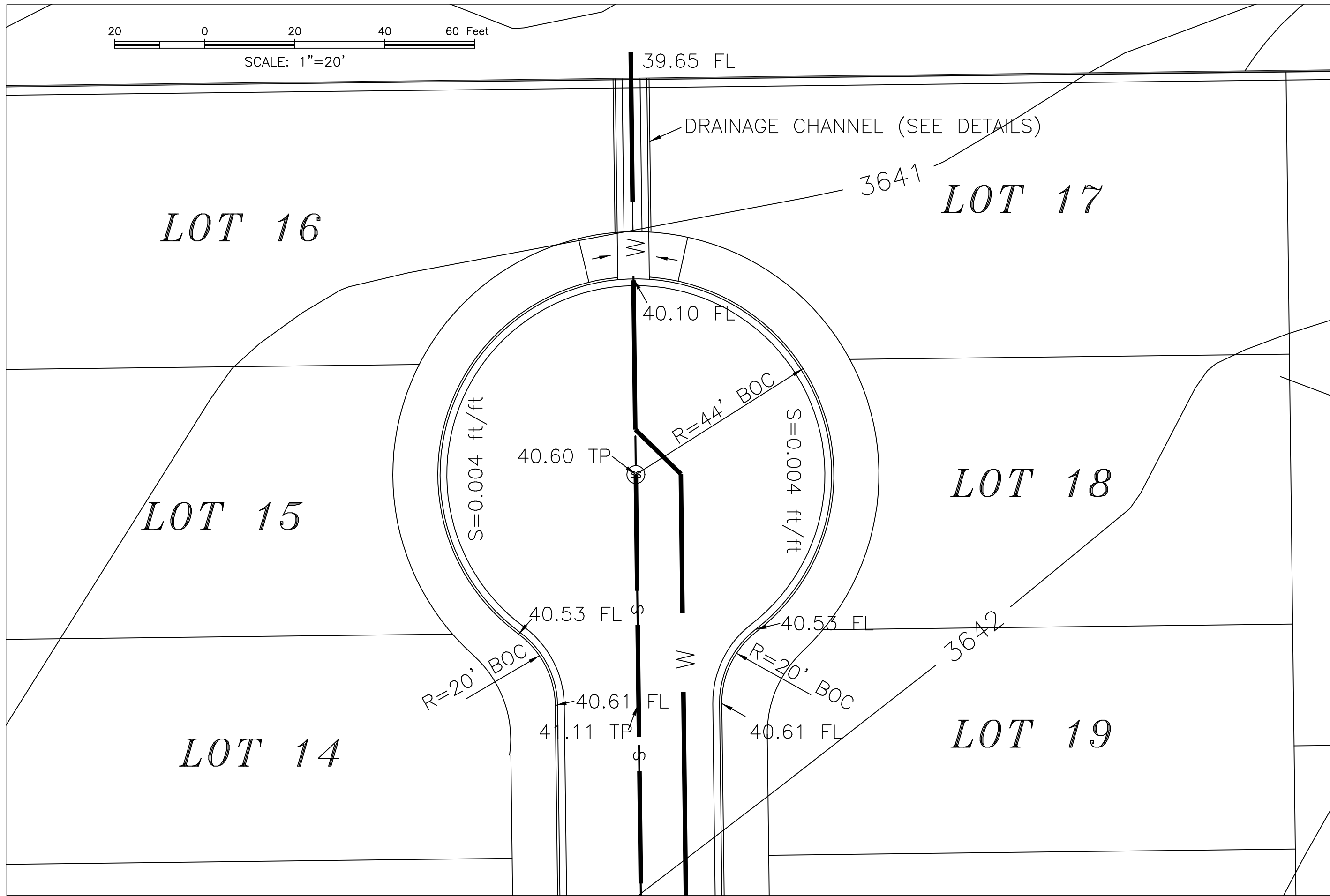


Road A & Road B

ALL VALLEY GUTTER ARE 5' X 33'



Road A & Ranchland



Wedgewood Cul-de-Sac

NO.	DATE	REVISIONS:	BY	CHK	ENGR	APP.
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TANGLEWOOD UNIT 3
INTERSECTION DETAILS
SHEET 1 OF 2

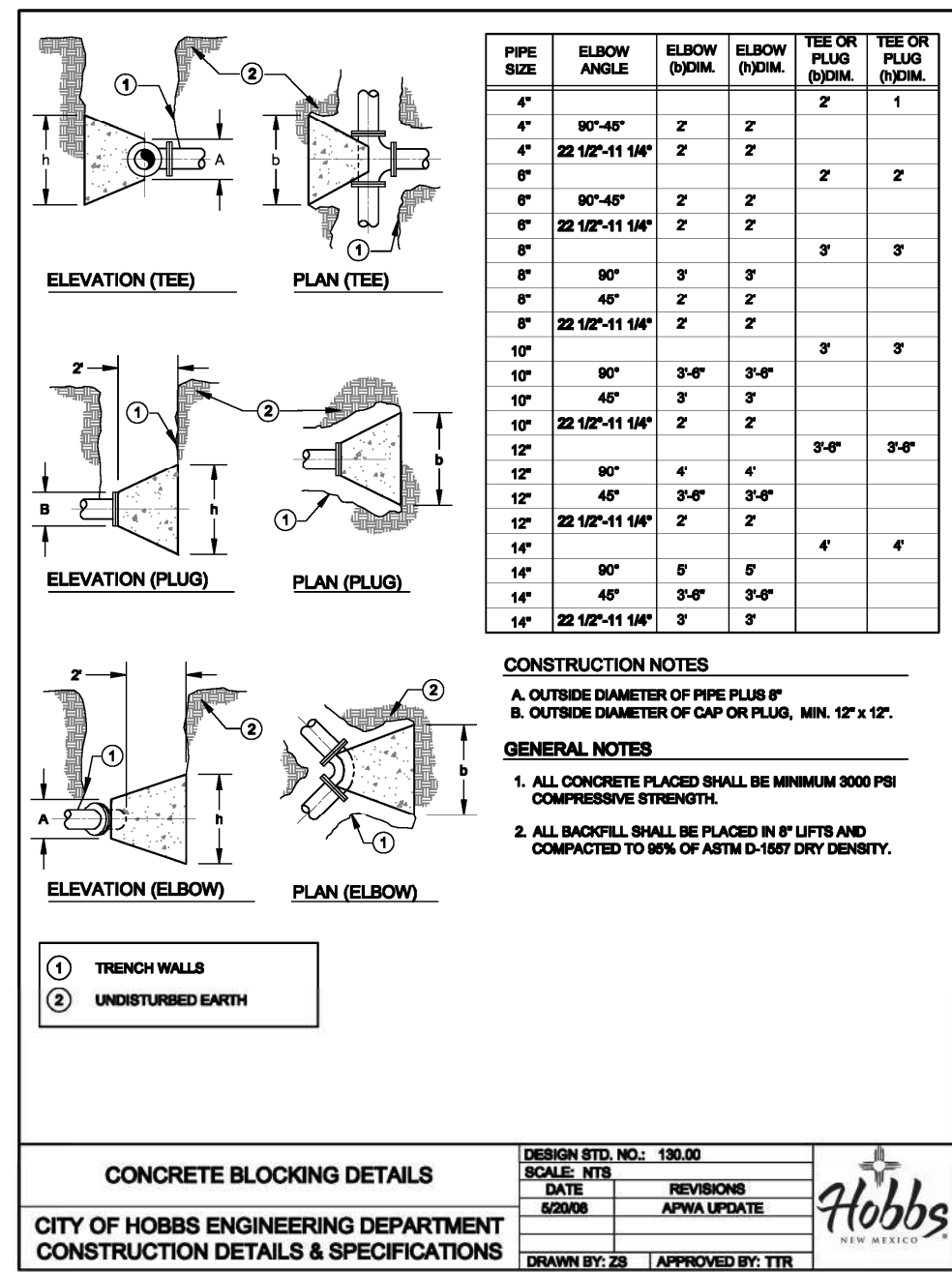
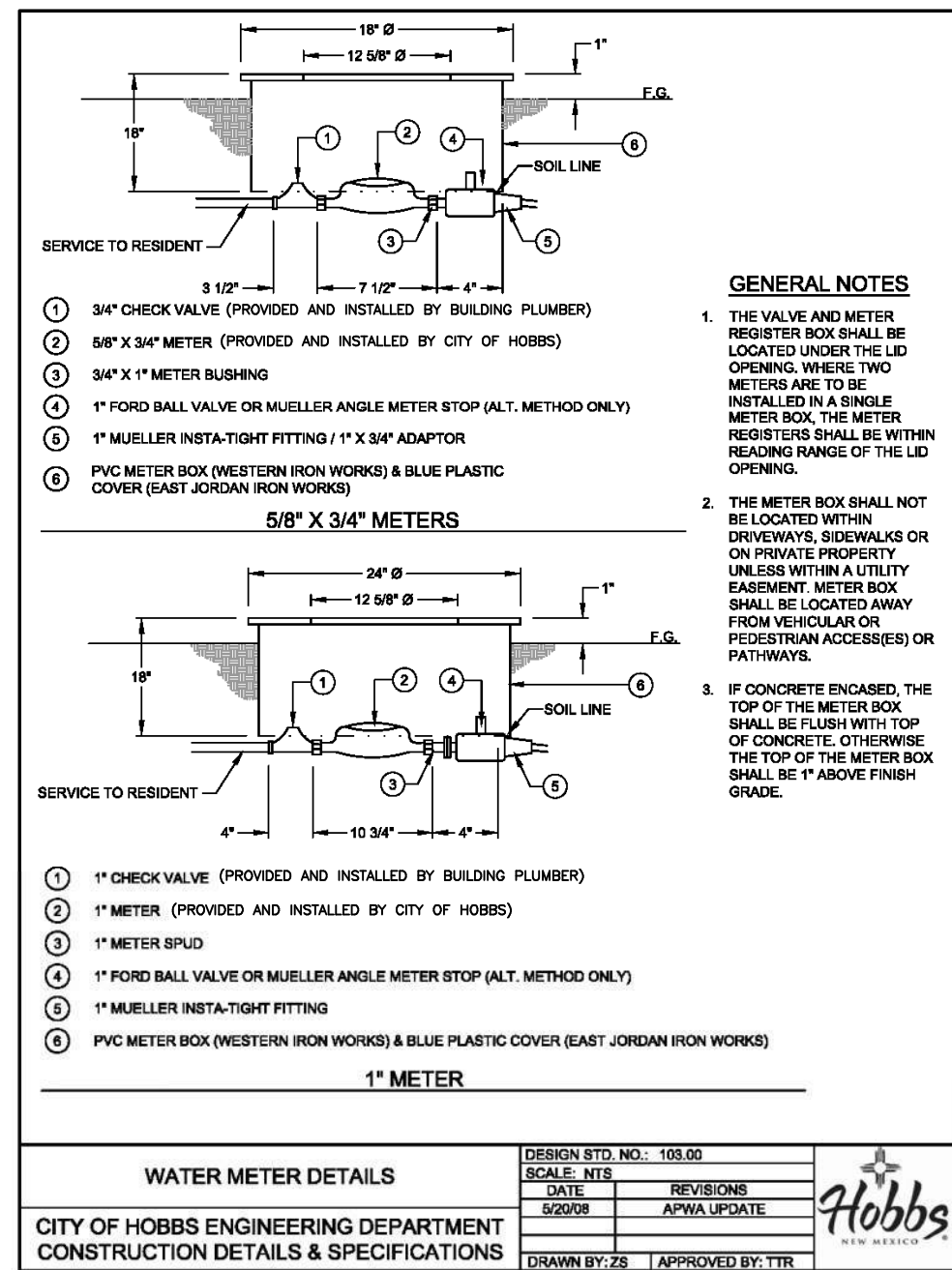
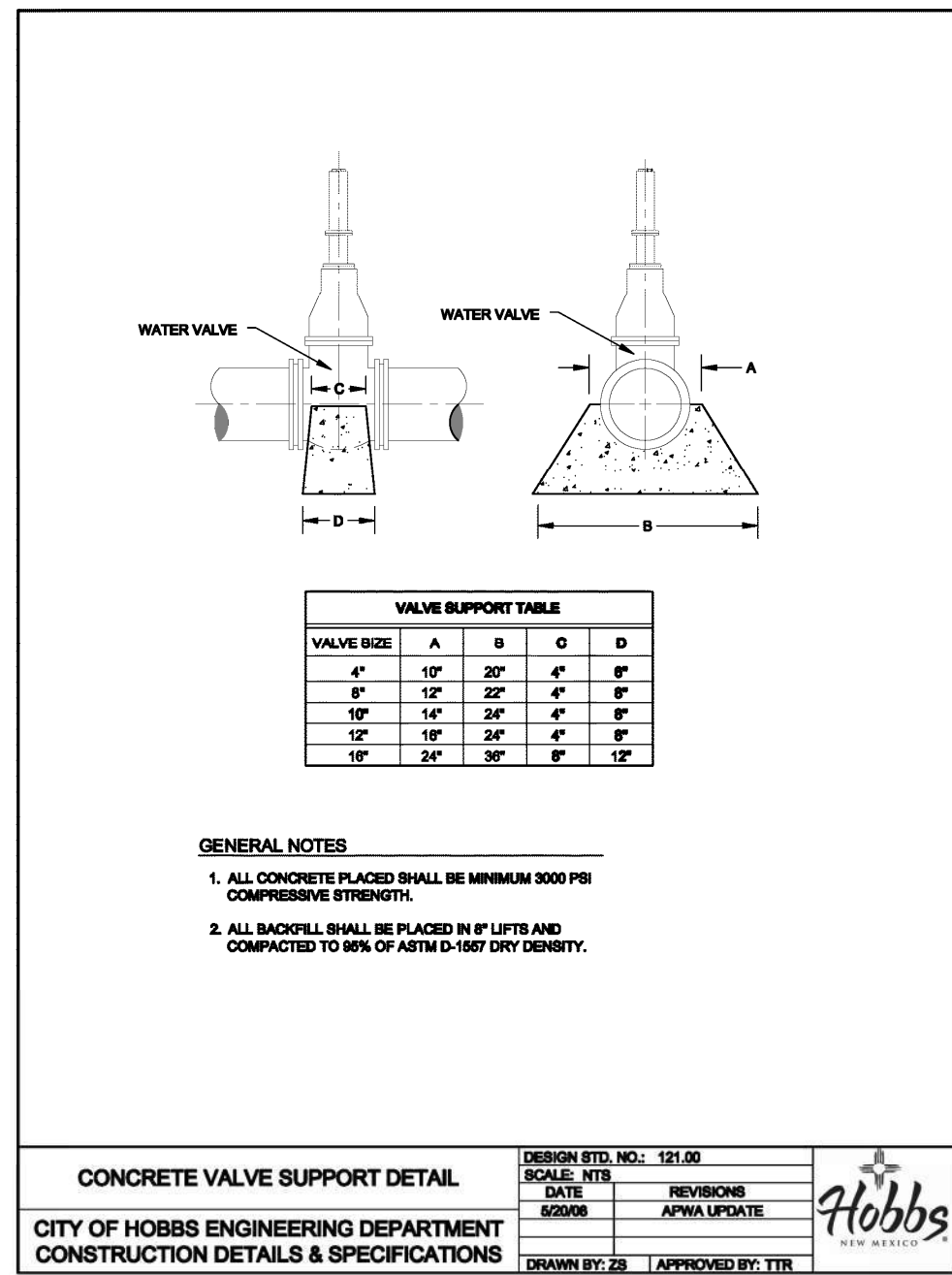
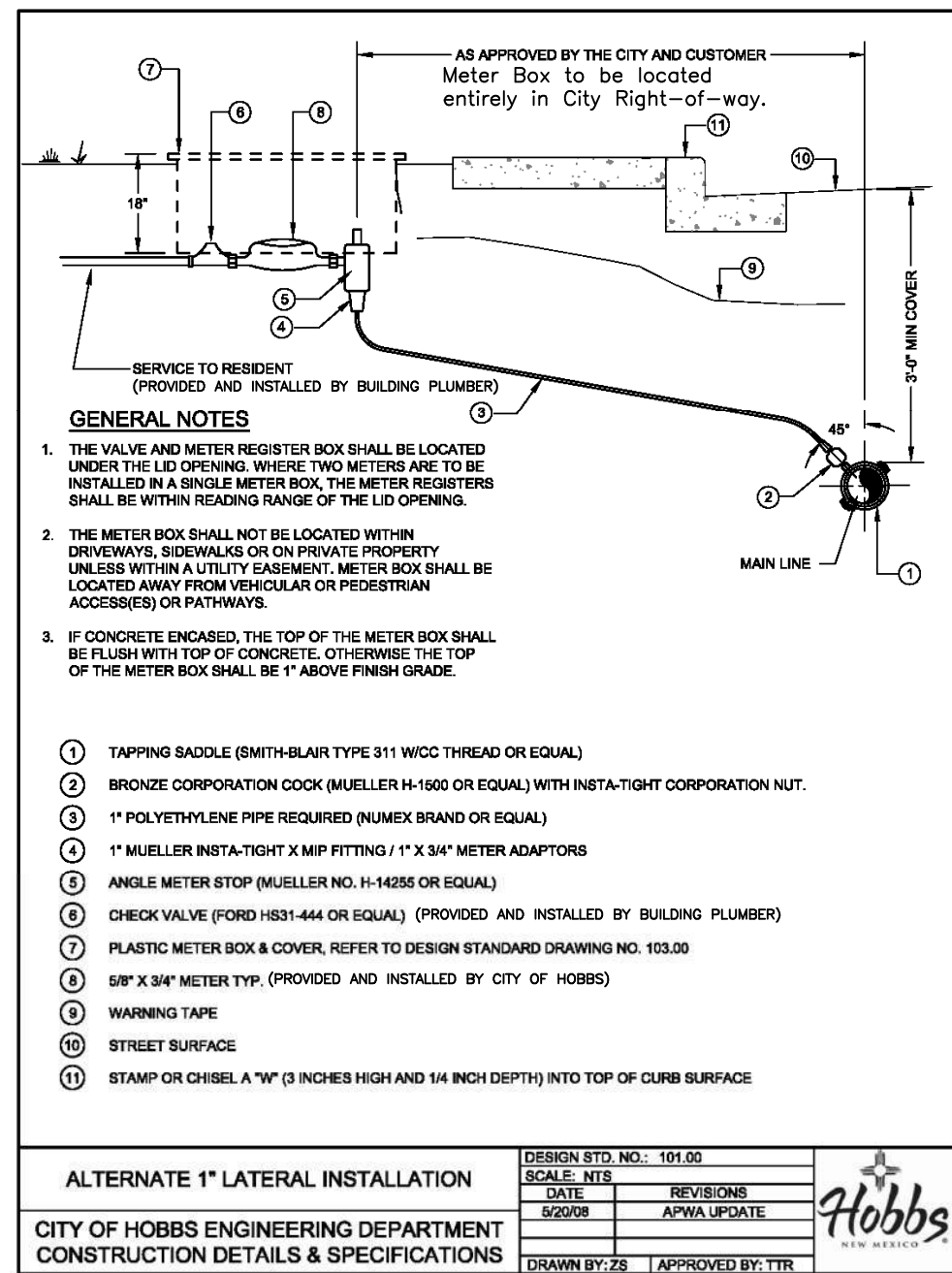
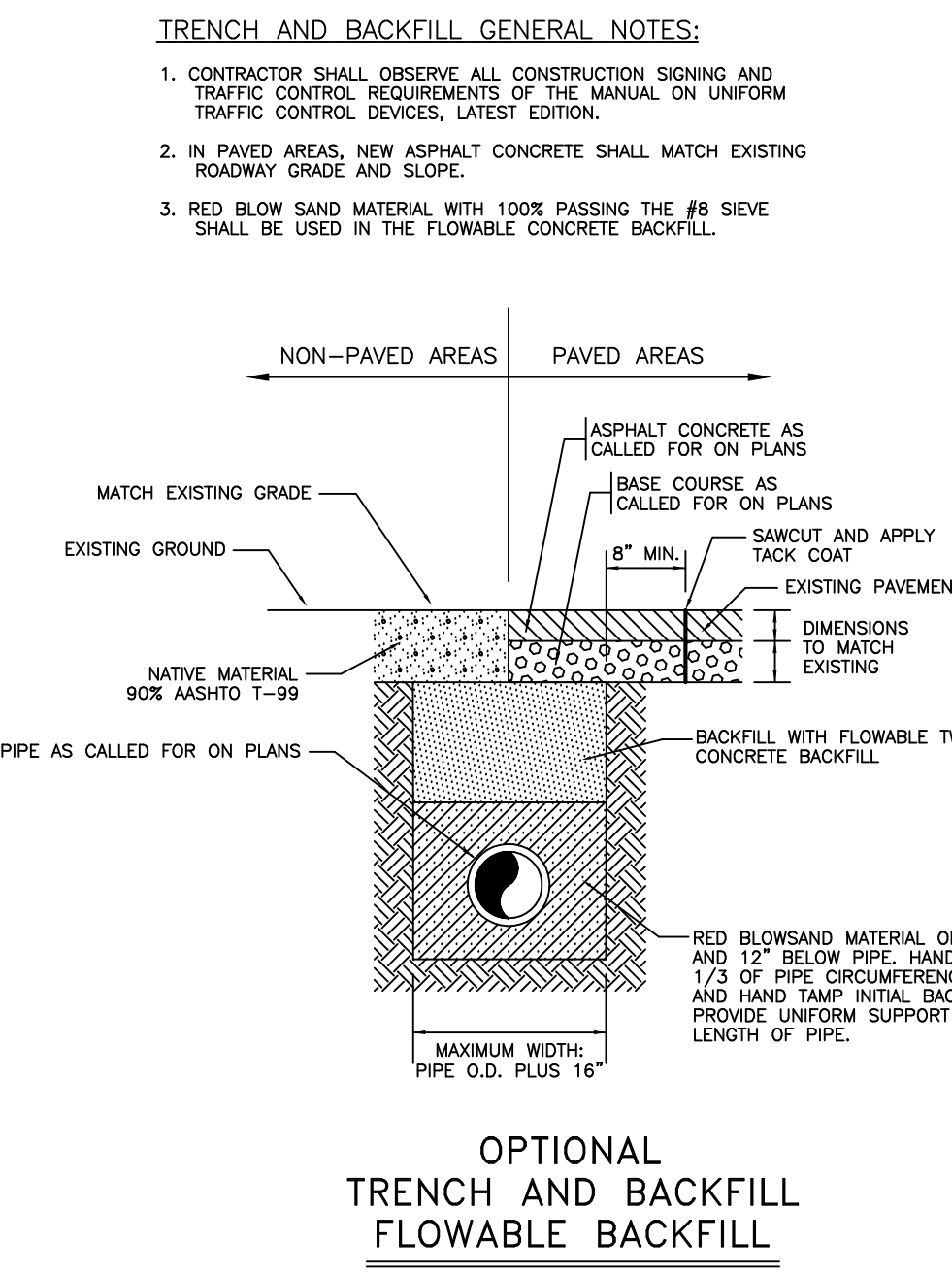
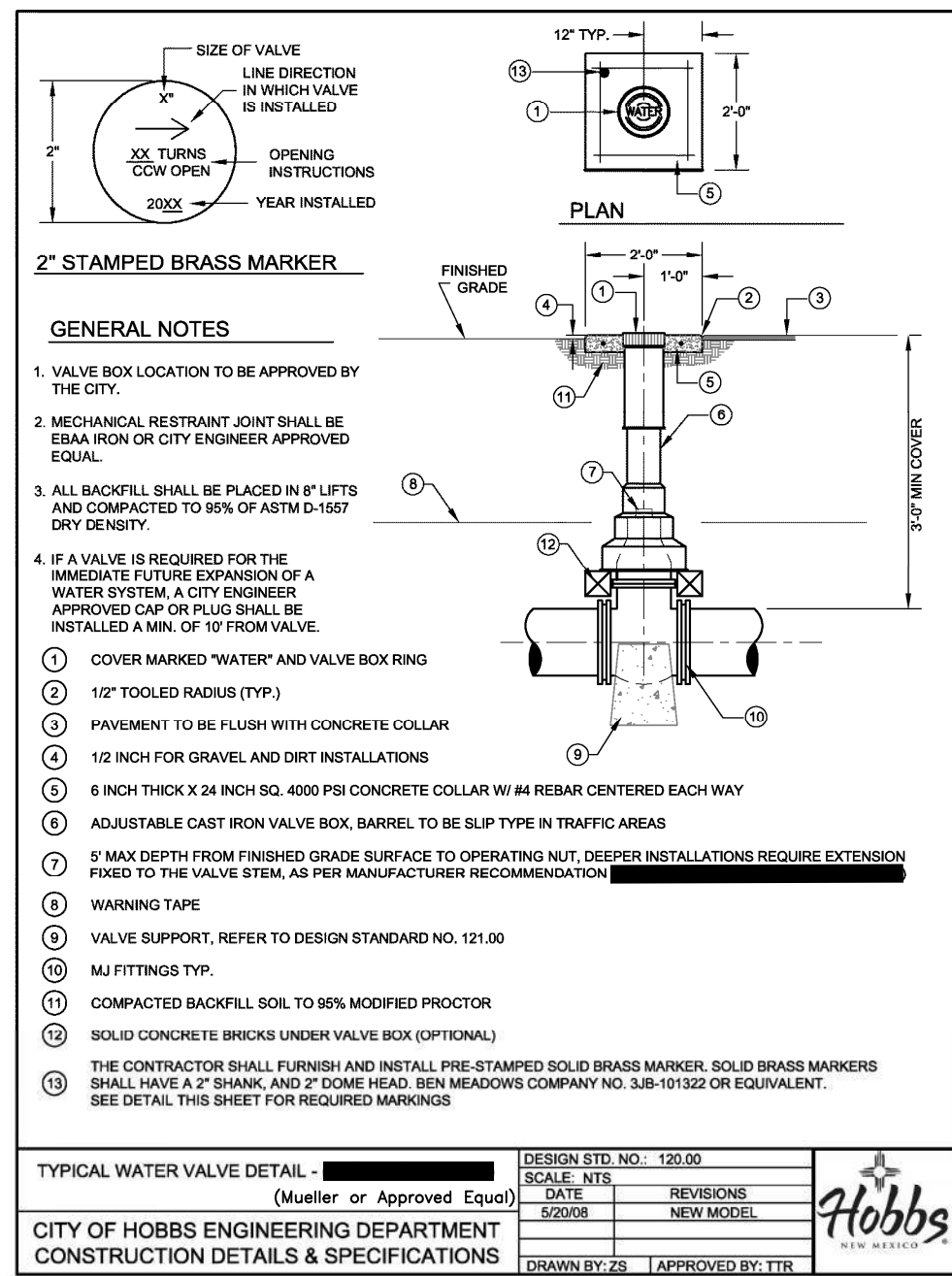
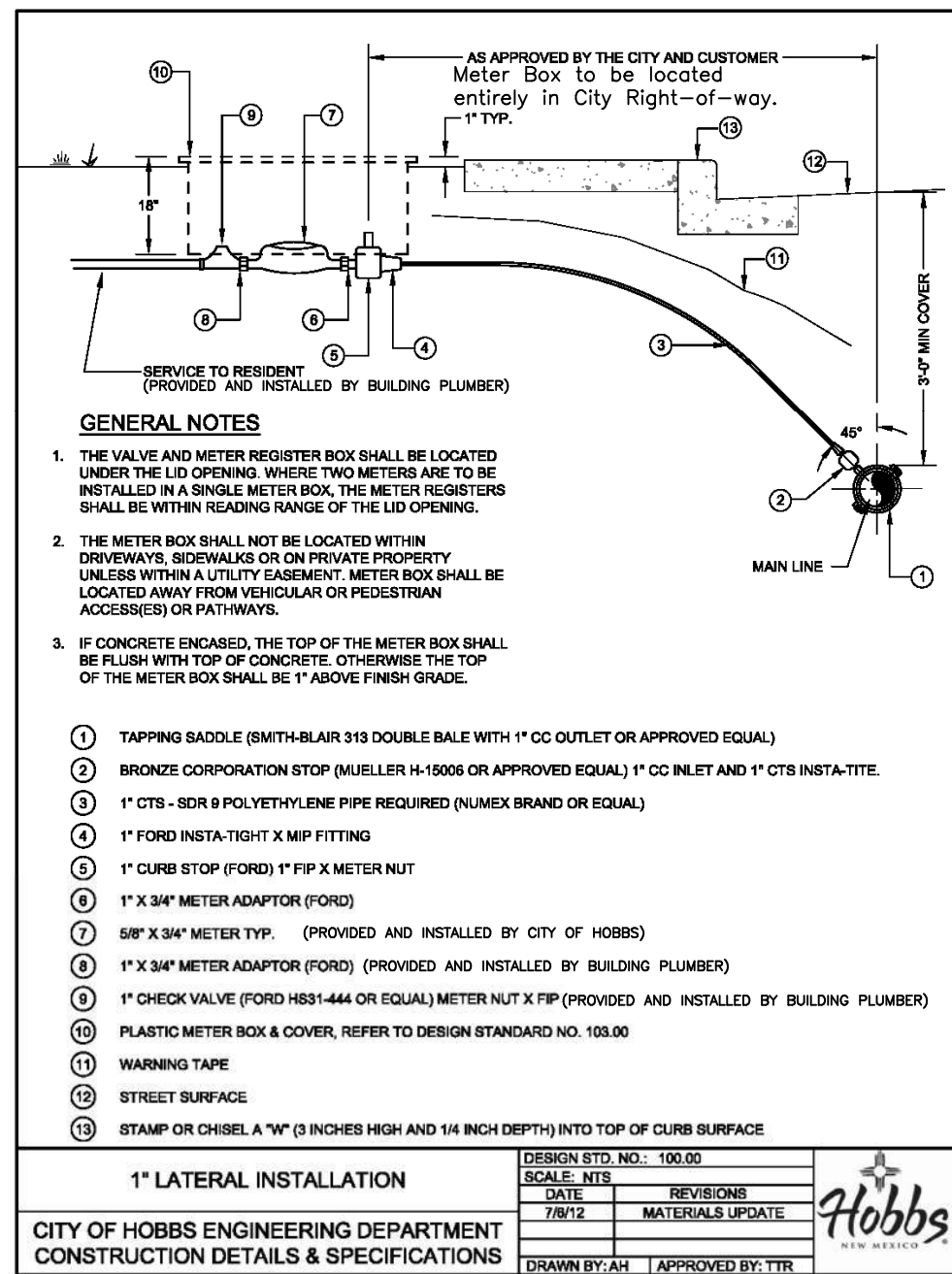
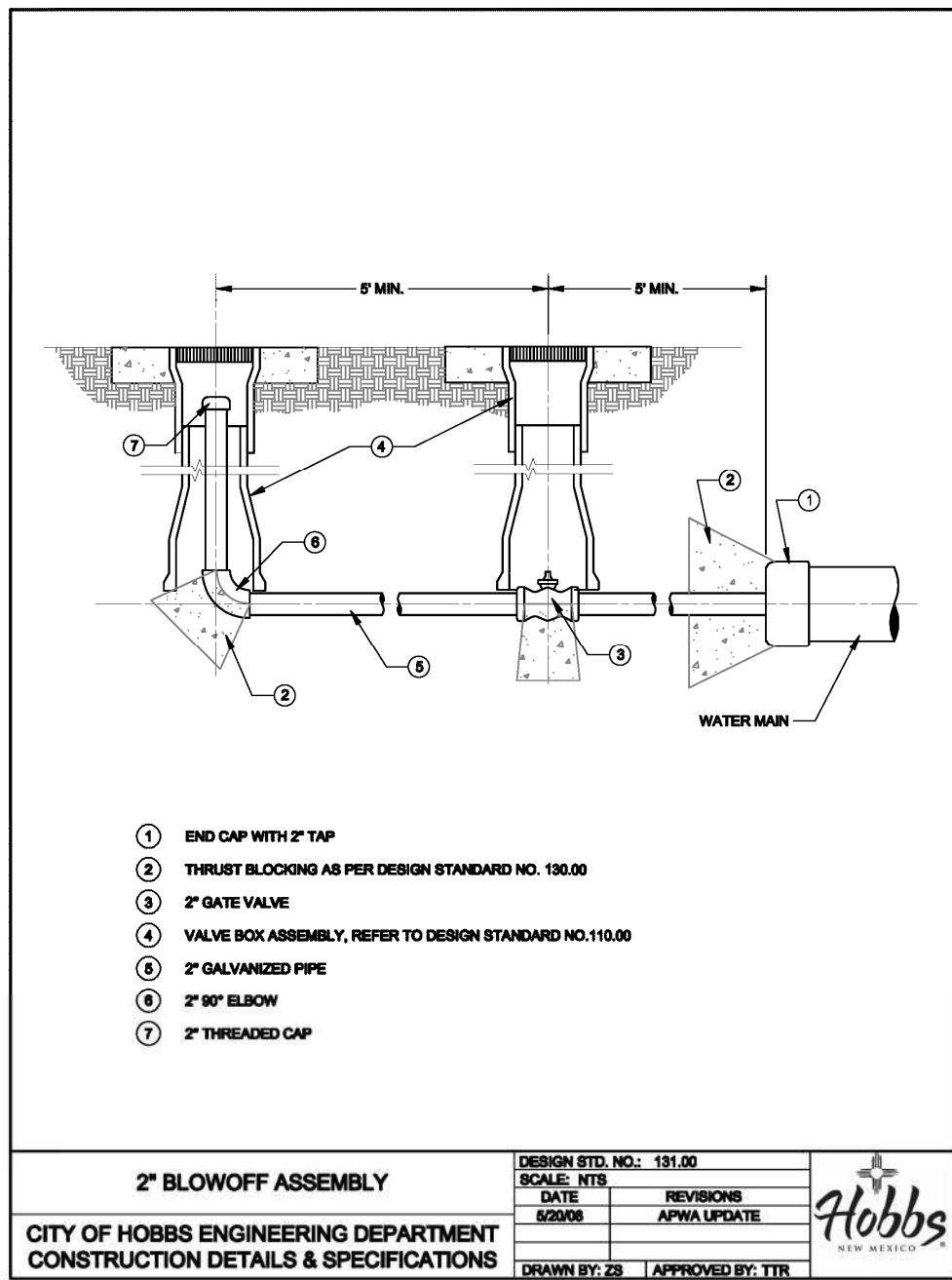
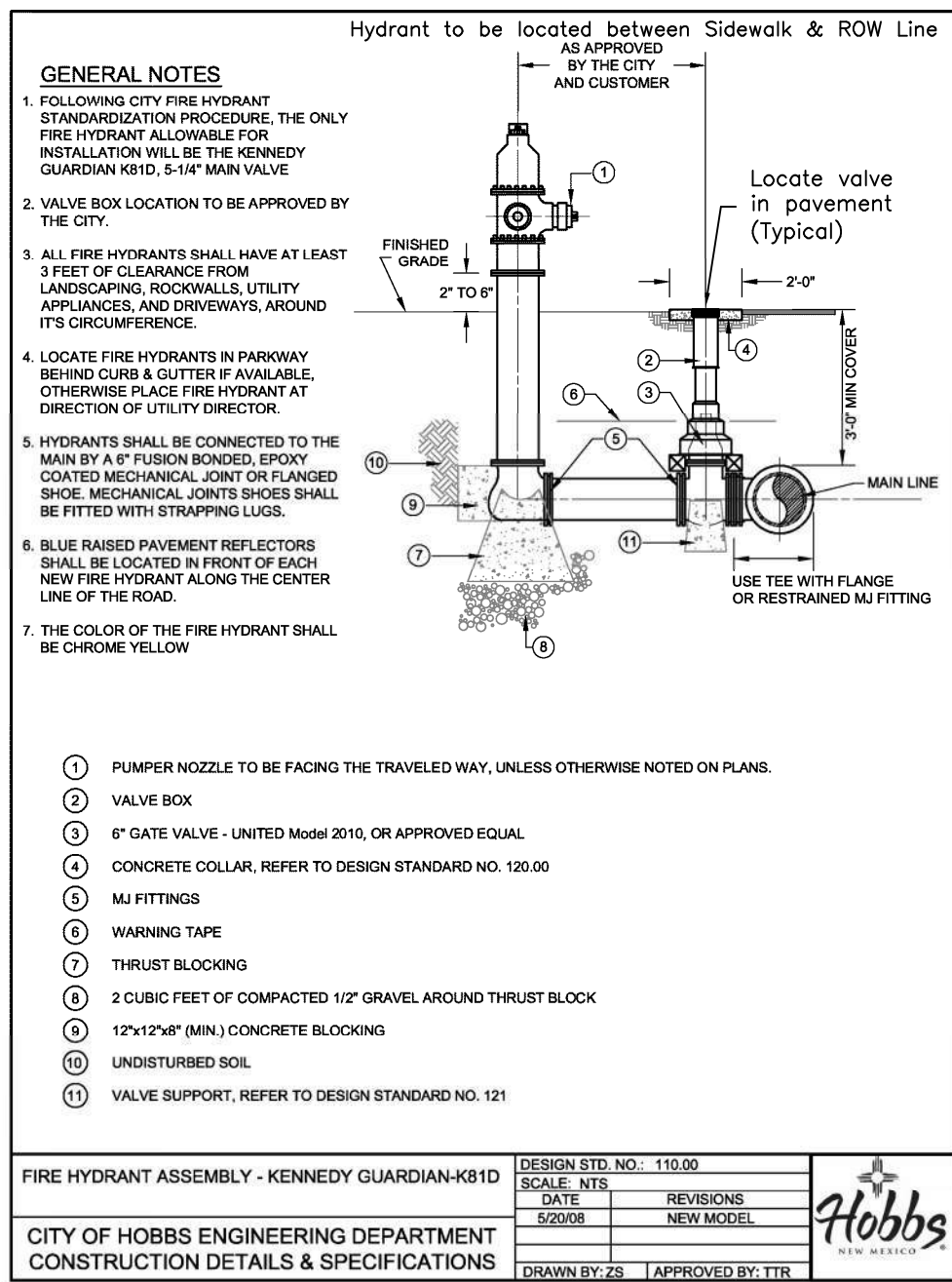
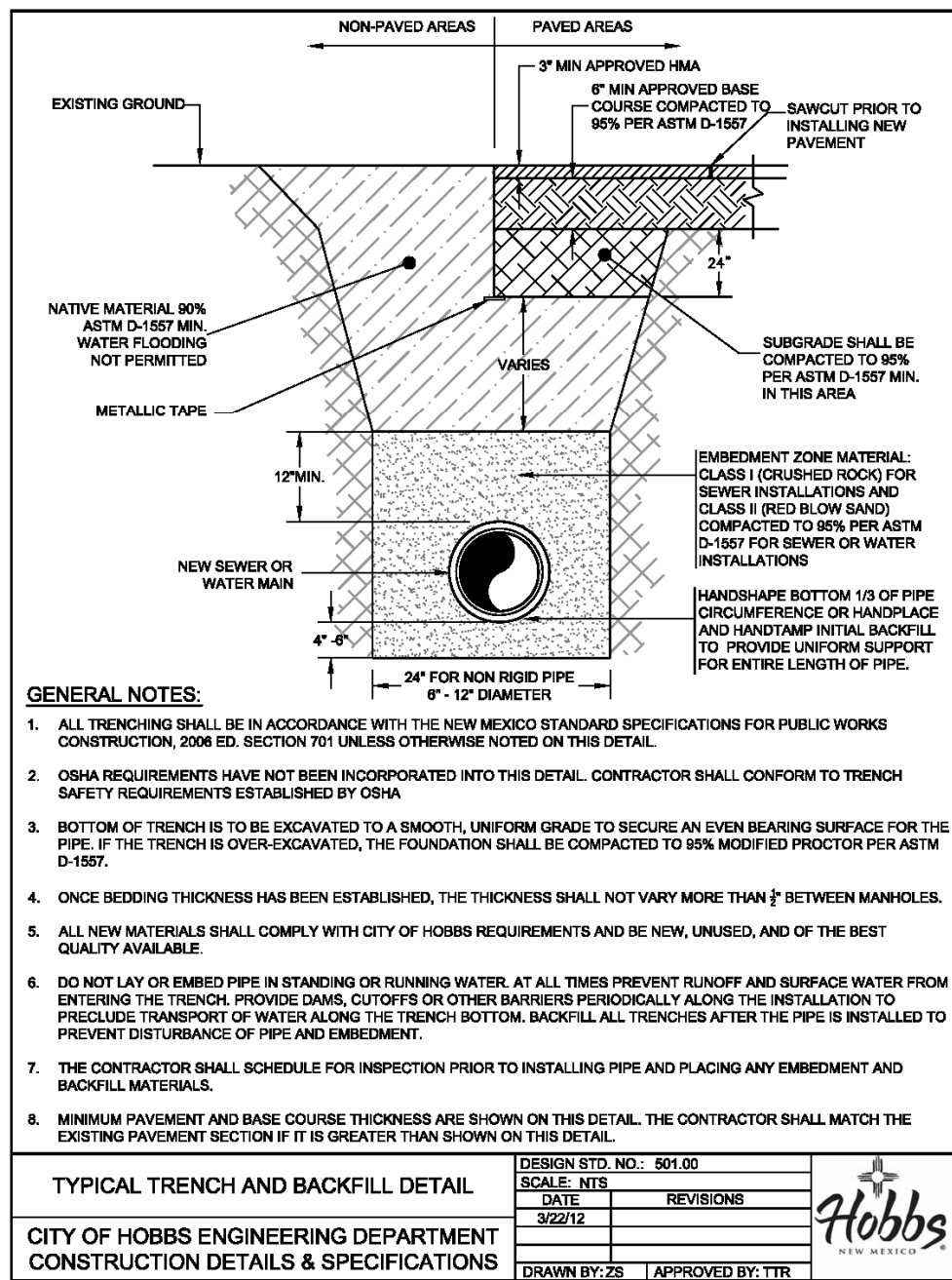
the

ROSS GROUP

CONSULTING ENGINEERS

409 E. DALLAS ST. SUITE 100
DALLAS, TEXAS 75202
(214) 742-1718
(214) 742-1719 FAX

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Date: 1/28/19
File Name: WATER

Checked by: PLR
Disk:
Job No.: GENERAL

SHEET
13
13 of 17 sheets

ALJO DEVELOPMENT, LLC
TANGLEWOOD UNIT III
WATER DETAILS



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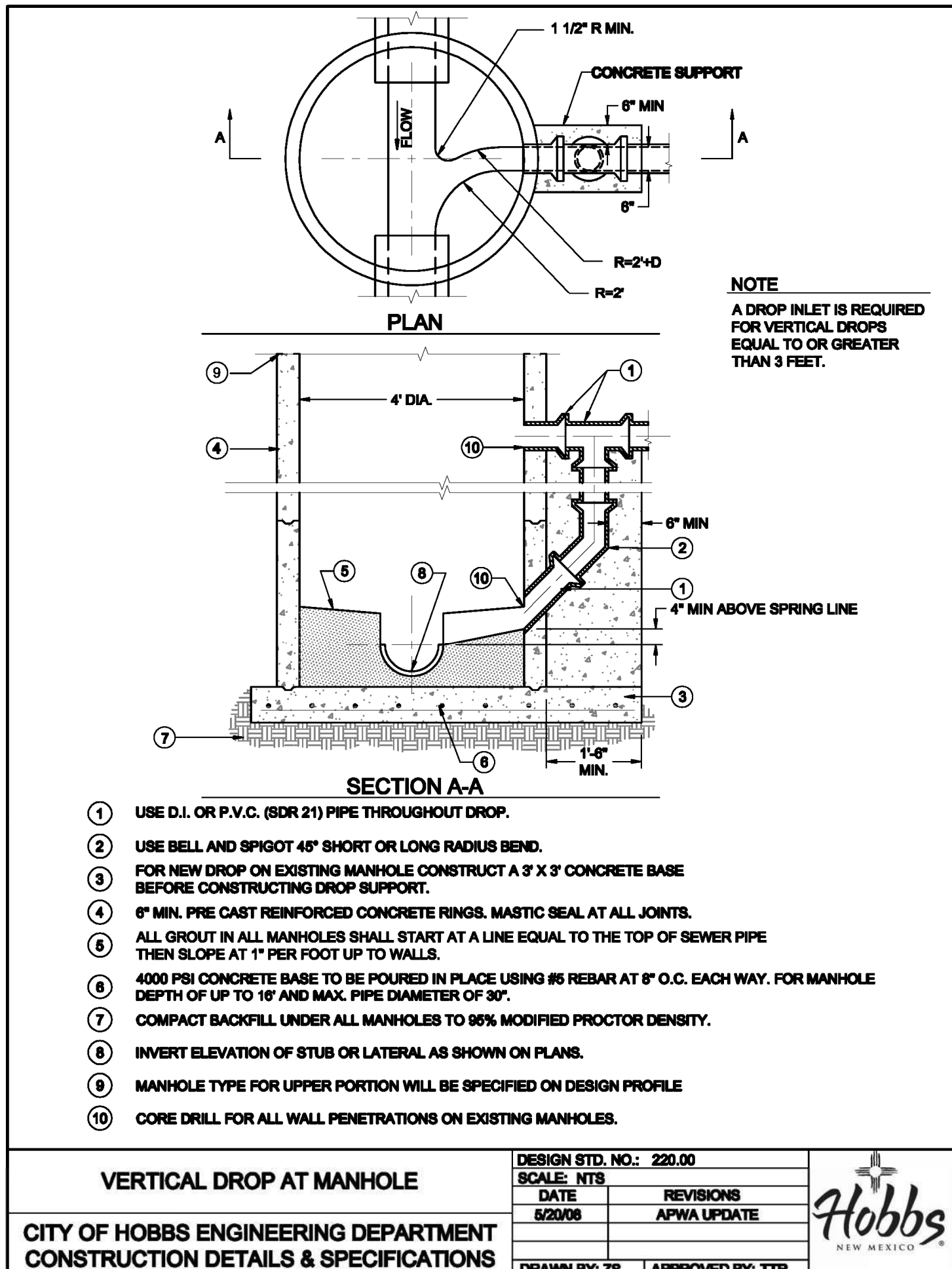
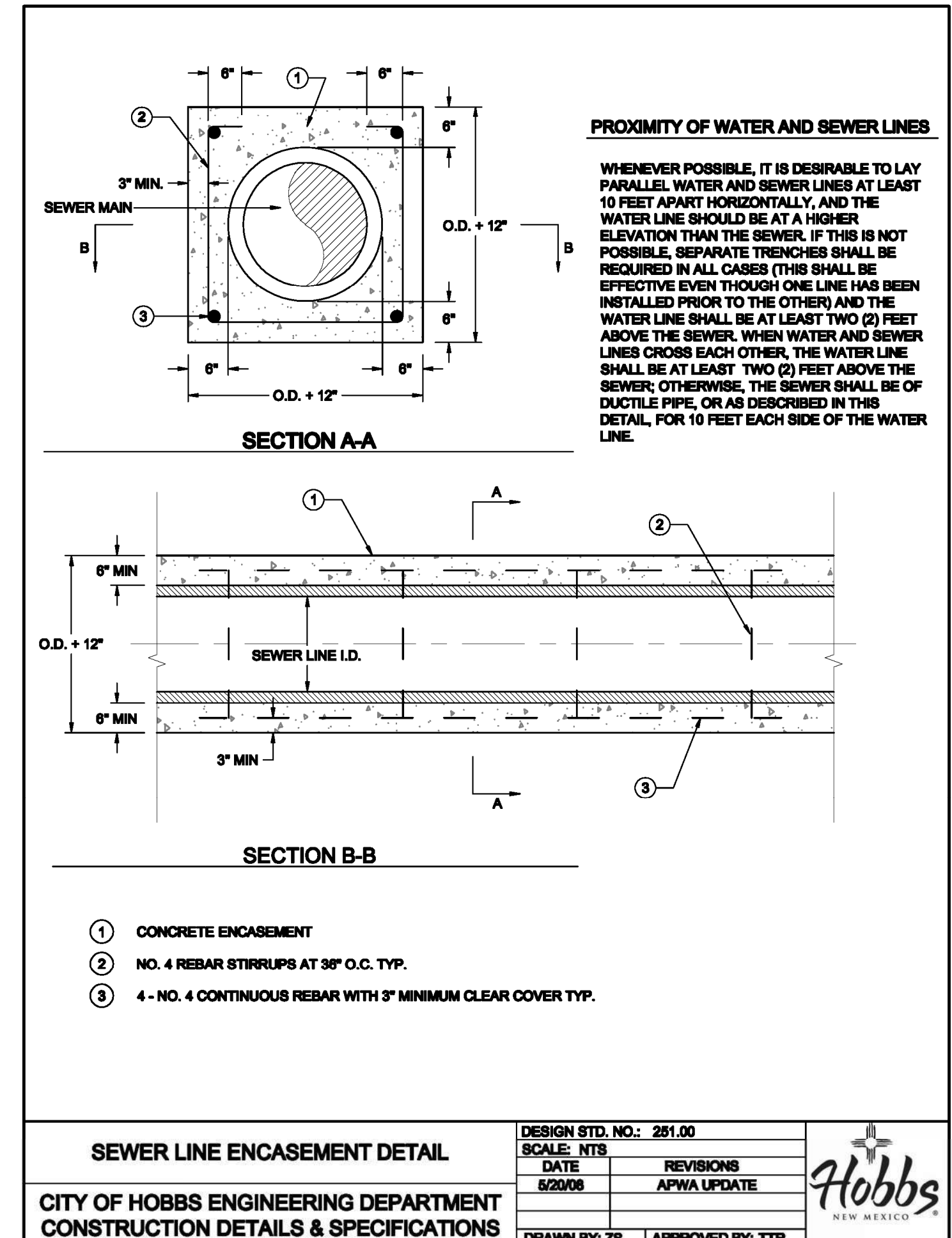
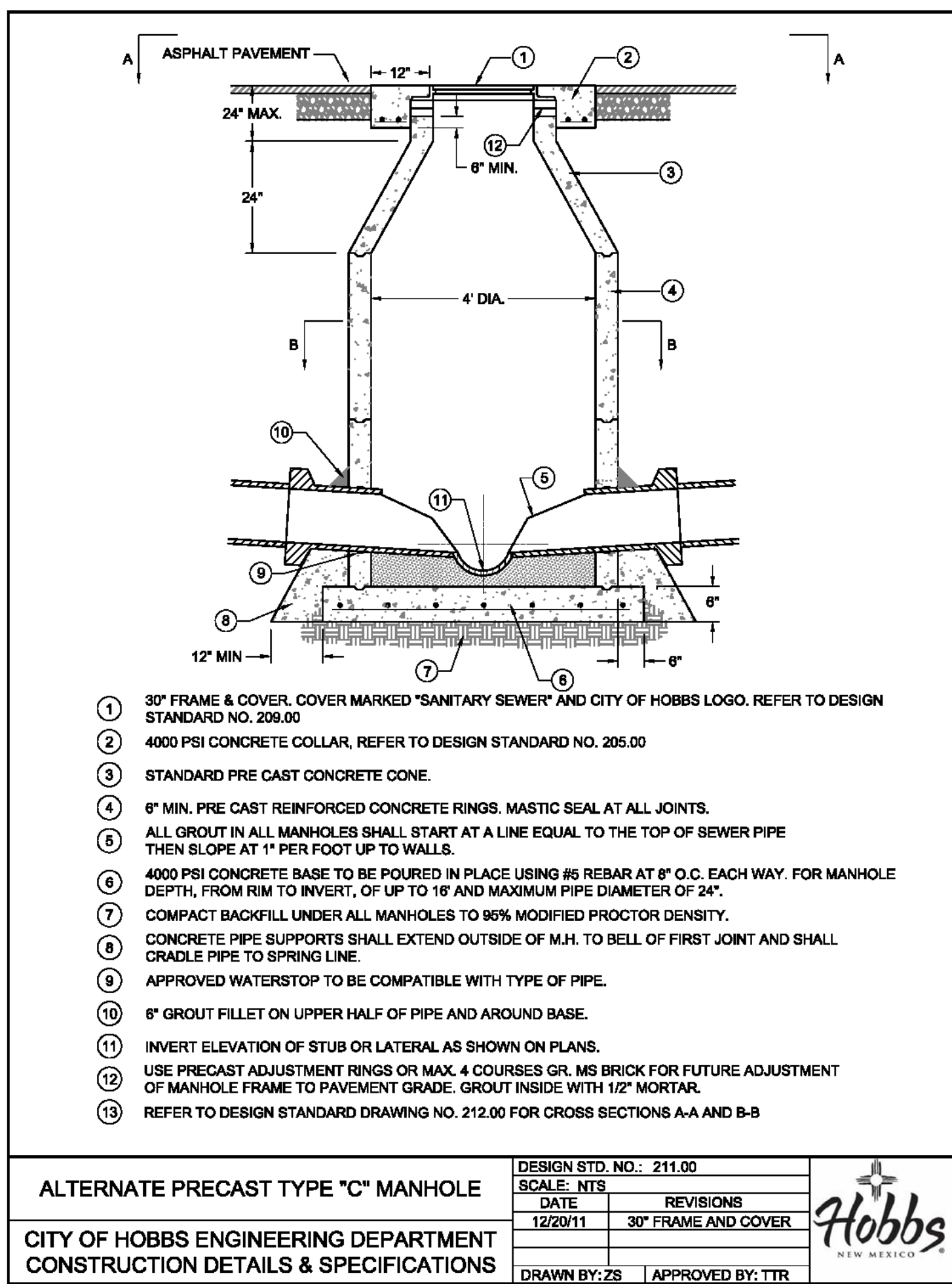
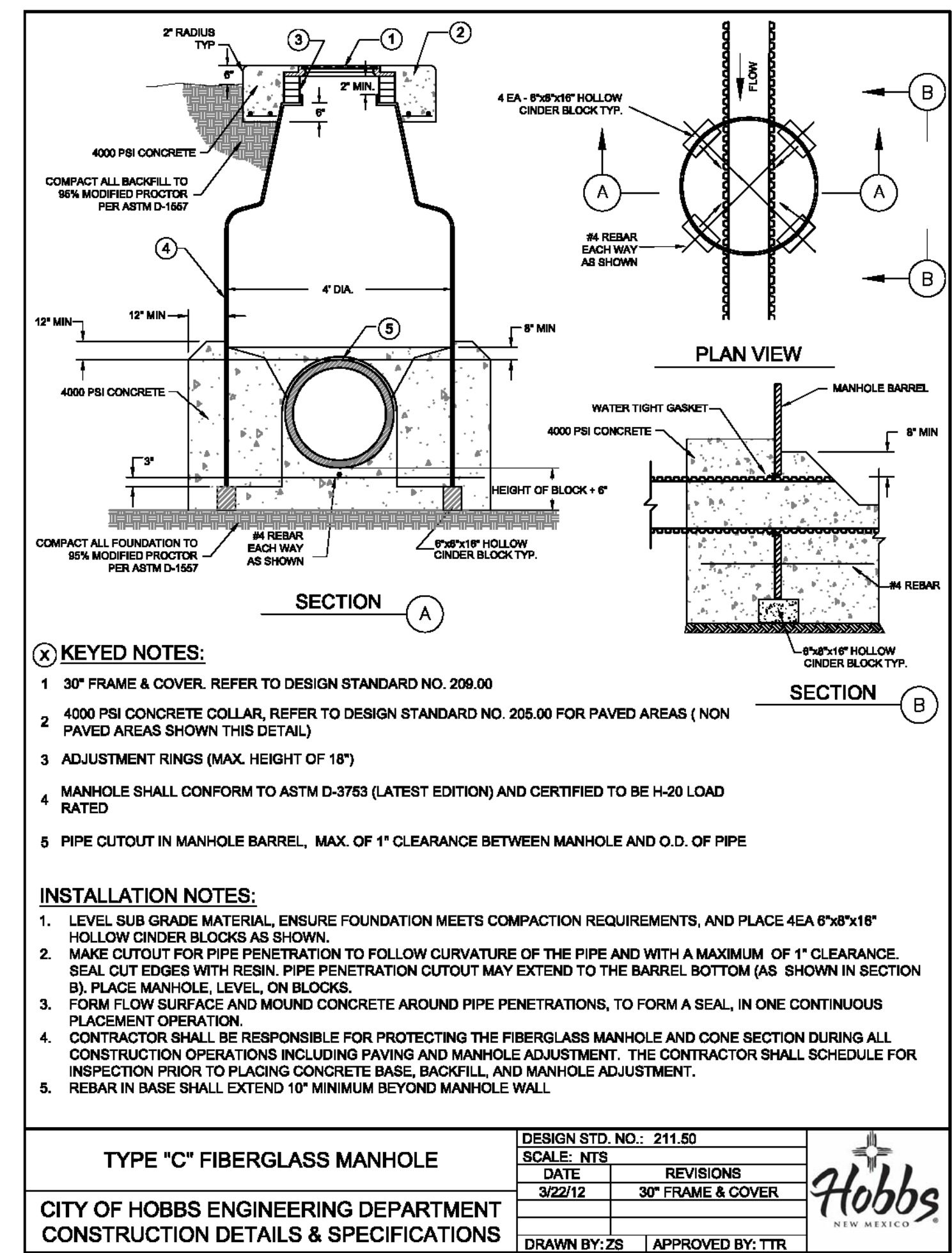
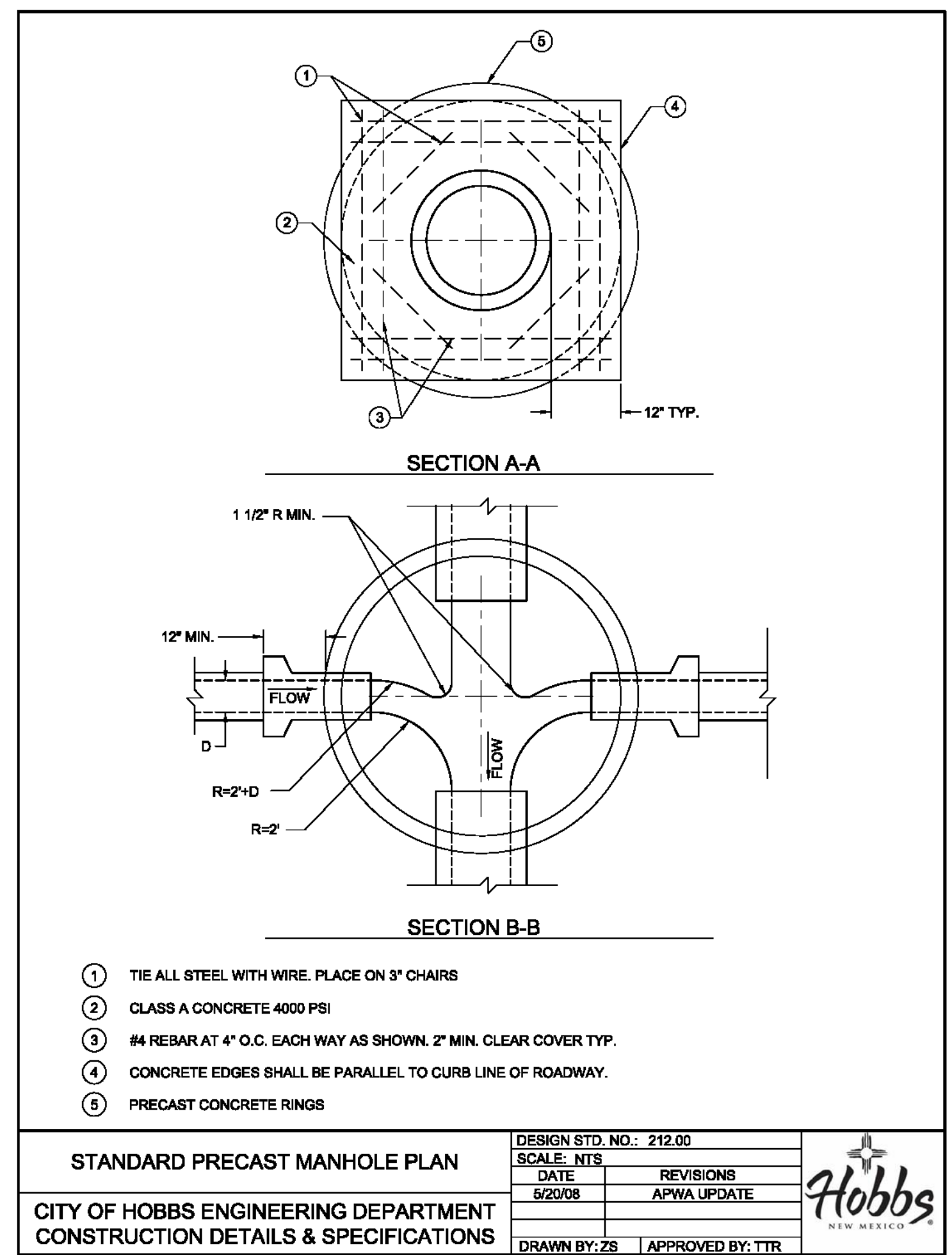
ALJO DEVELOPMENT, LLC
TANGLEWOOD UNIT III
SEWER DETAILS

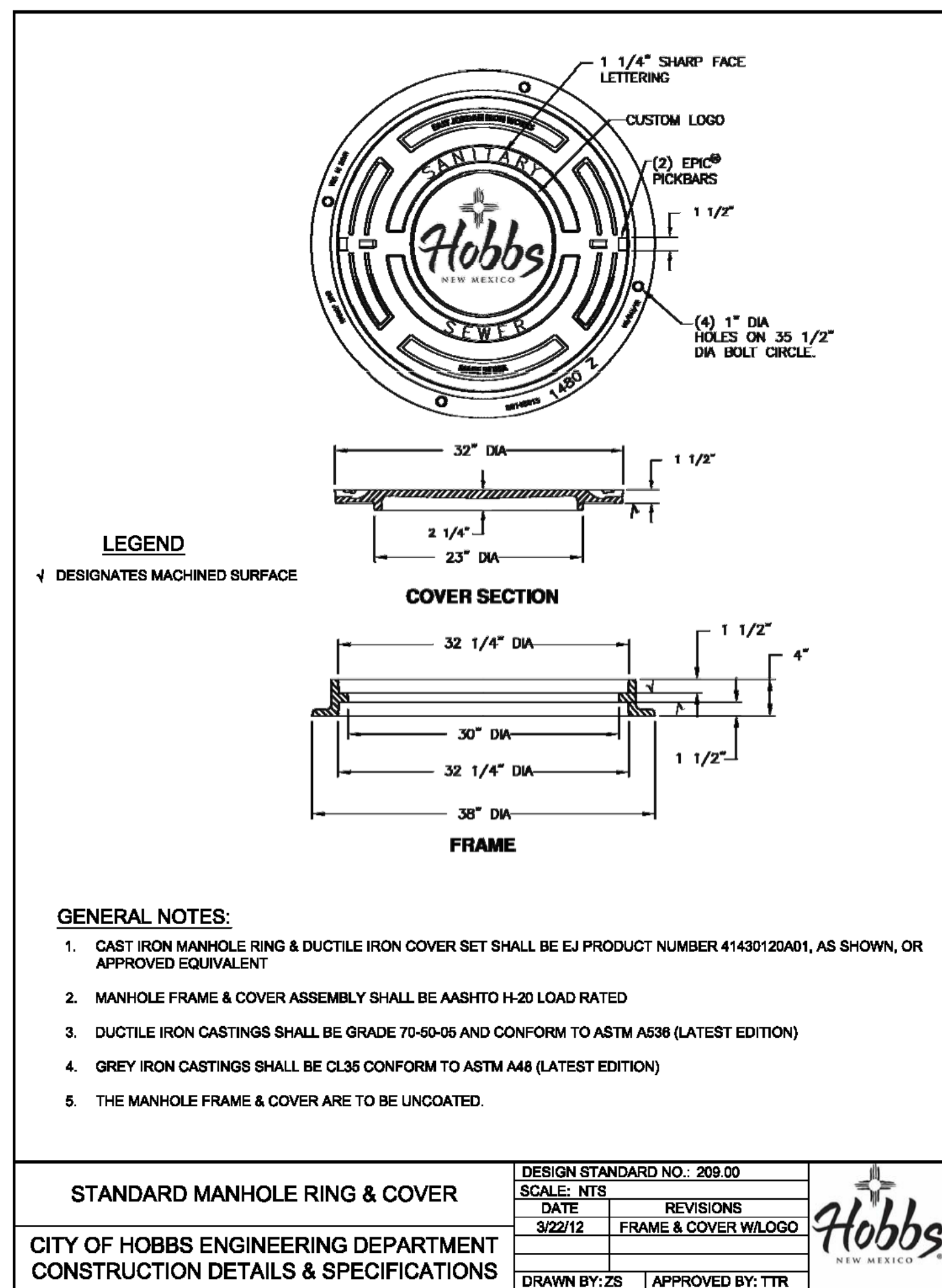
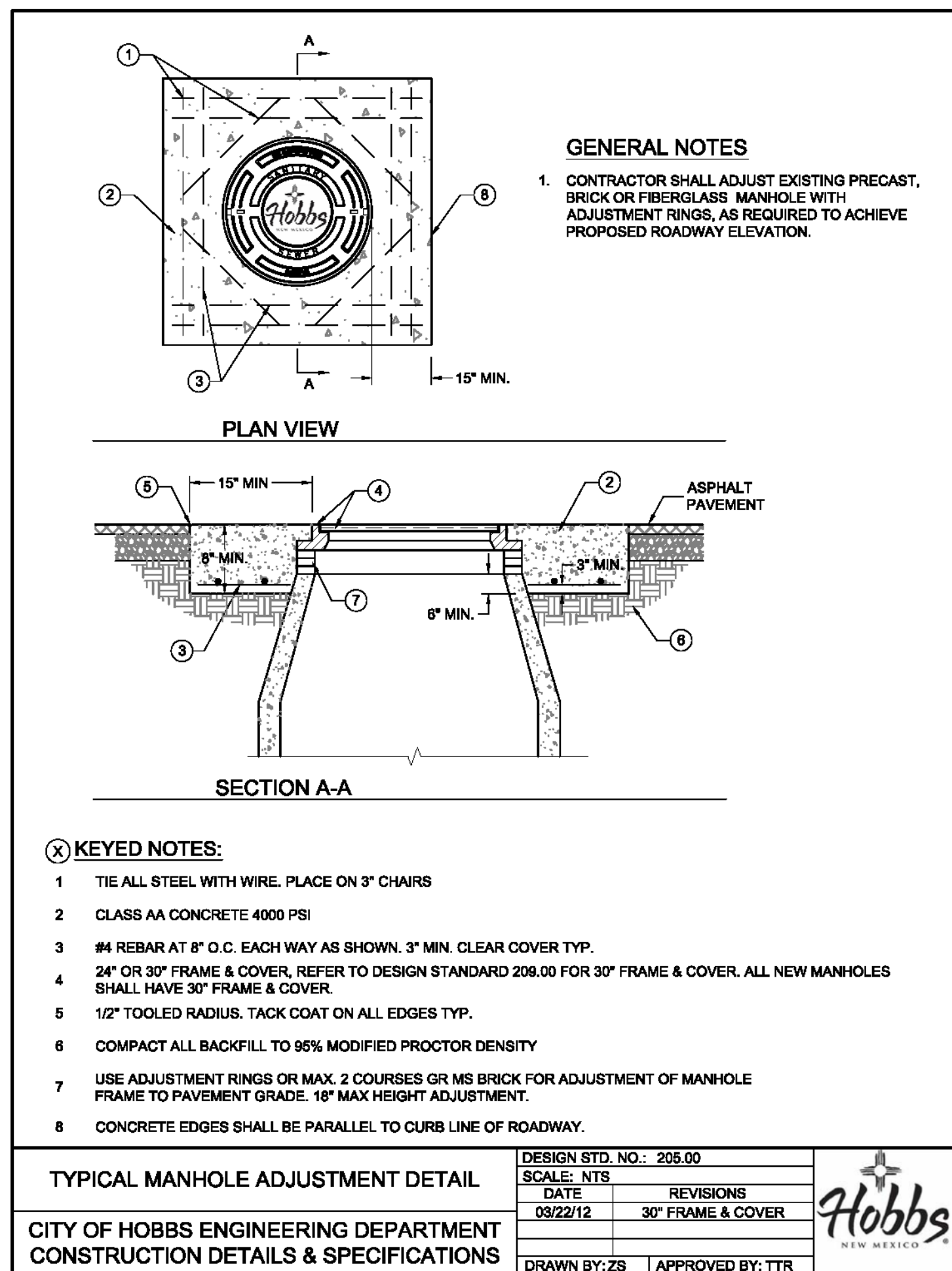
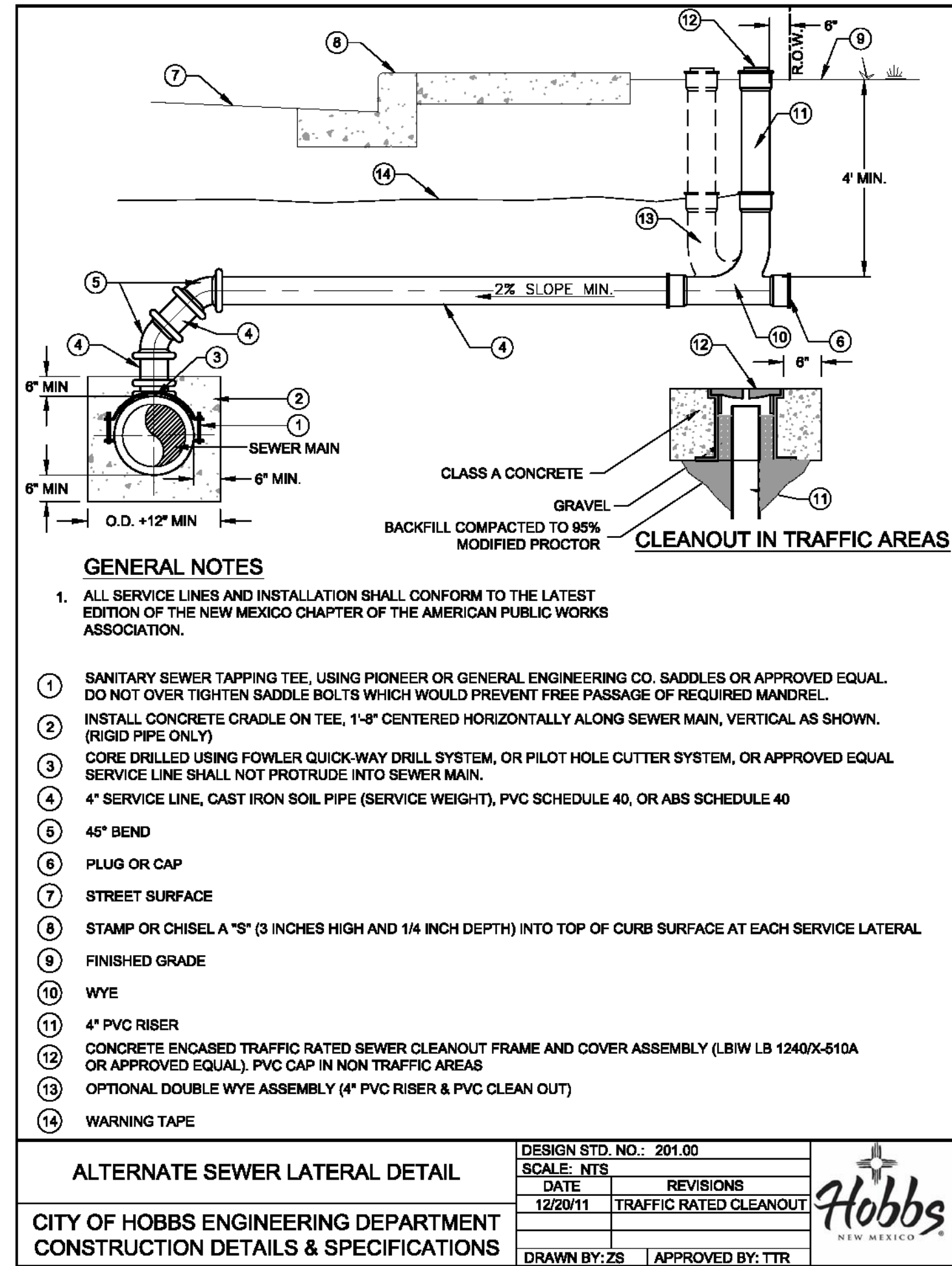
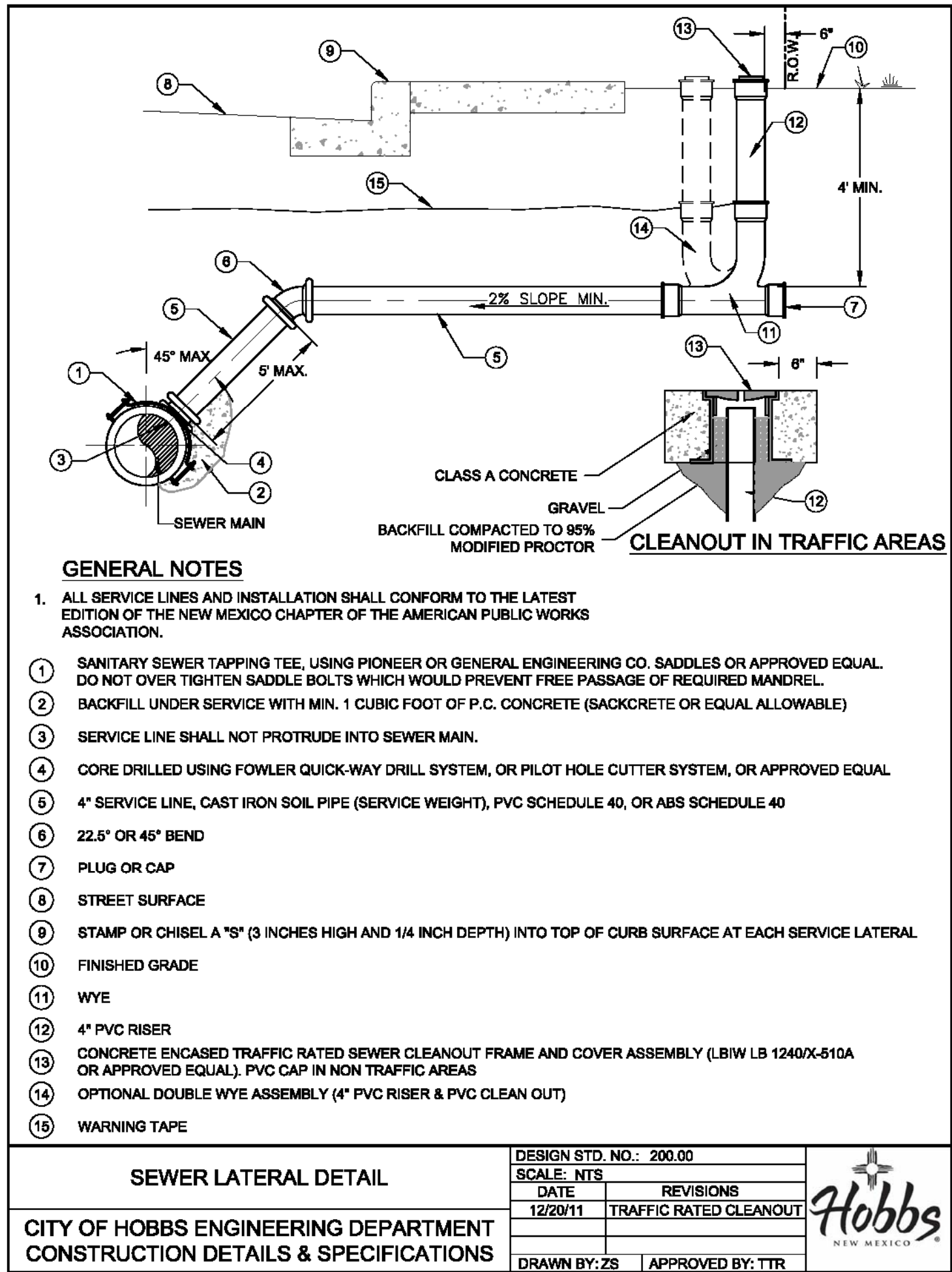


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ORIGINAL DRAWING SIZE 24" X 36".

SEE SHEET 13 (WATER DETAILS) FOR
TYPICAL TRENCH DETAILS, MECHANICAL
COMPACTION AND OPTIONAL FLOWABLE FILL.





ORIGINAL DRAWING SIZE 24" X 36"

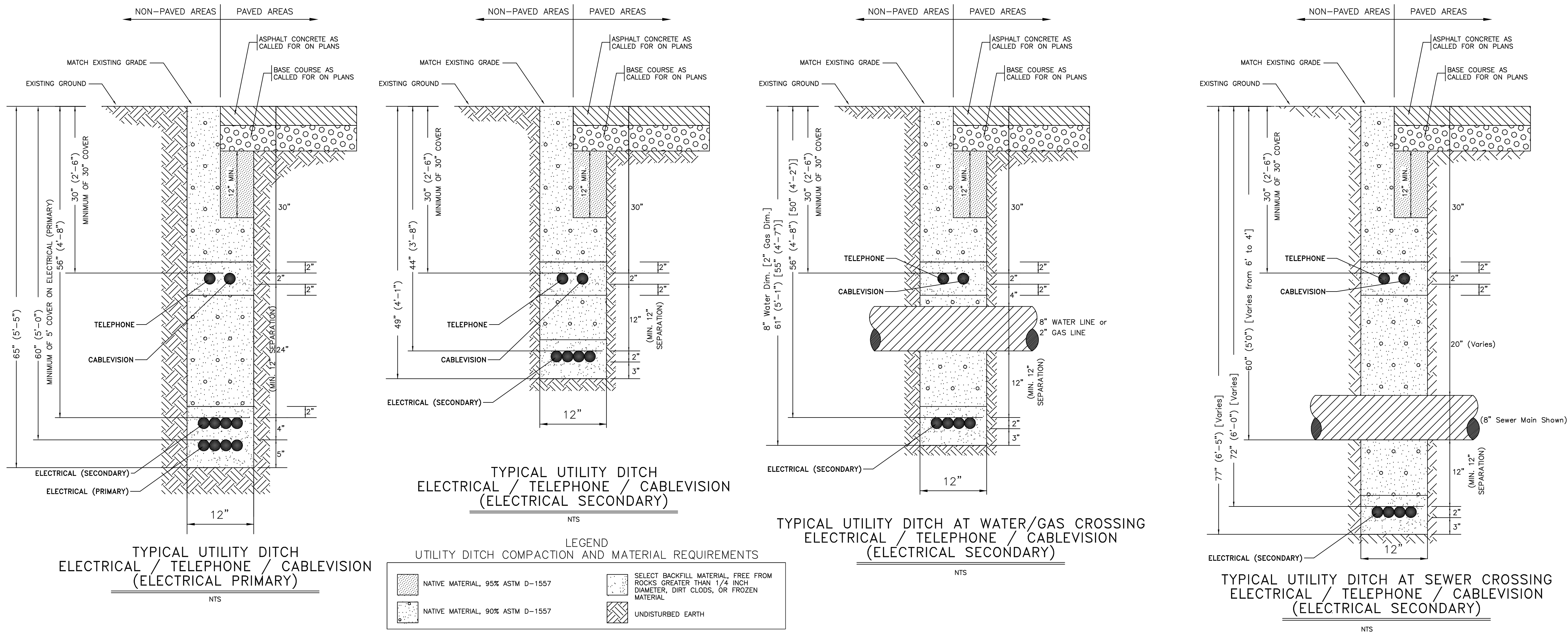


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ALJO DEVELOPMENT, LLC
TANGLEWOOD UNIT III
SEWER DETAILS CONTINUED



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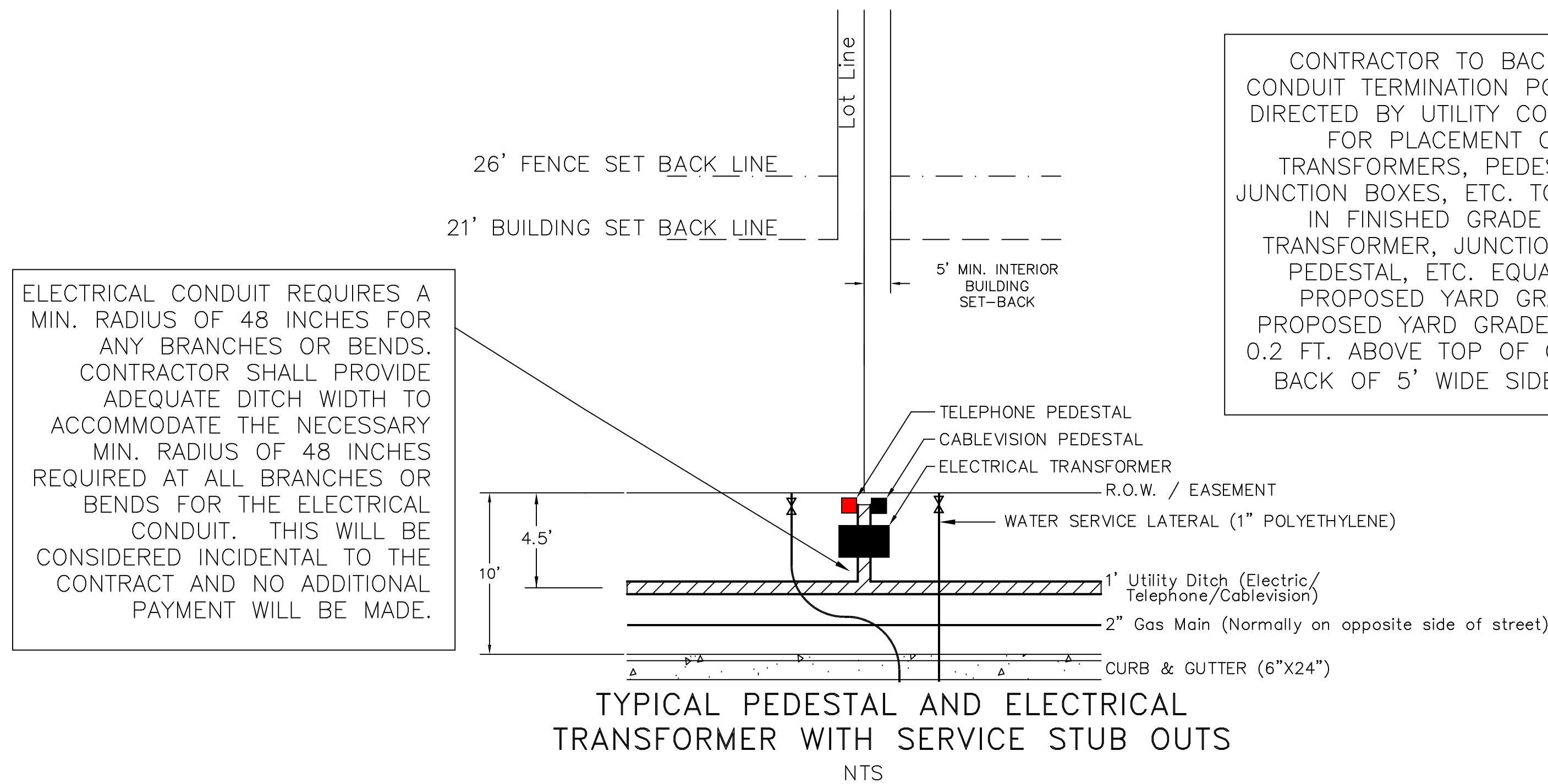
CONSTRUCTION NOTES: DITCHING (UTILITY) CONTRACTOR

- DITCHES, BACKFILL MATERIALS, BACKFILL & COMPACTION PROVIDED BY DITCHING CONTRACTOR.
- DITCHING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY OWNERS AND FOR THE PROTECTION OF ALL FACILITIES AFTER THEIR INSTALLATION. IF APPLICABLE, GAS COMPANY SHALL DITCH, INSTALL, BACKFILL AND COMPACT THEIR OWN UTILITIES.
- ANY UTILITIES DAMAGED BY THE DITCHING CONTRACTOR DURING TRENCHING, COMPACTION, OR INSTALLING SERVICE LATERALS SHALL BE REPAIRED AND/OR REPLACED AT THE EXPENSE OF THE DITCHING CONTRACTOR.
- EXTRA DEPTH NECESSARY FOR THE ELECTRICAL PRIMARY AND SECONDARY TO CROSS UNDER WATER or SEWER LINES AS SHOWN IN THE TYPICAL DETAILS IS CONSIDERED INCIDENTAL AND NO EXTRA PAYMENT WILL BE MADE.
- ELECTRICAL CONDUIT REQUIRES A MINIMUM RADIUS OF 48 inches FOR ANY BRANCHES / BENDS. CONTRACTOR SHALL PROVIDE ADEQUATE DITCH WIDTH TO ACCOMMODATE THE NECESSARY MINIMUM RADIUS OF 48 inches REQUIRED AT ALL BRANCHES / BENDS FOR ELECTRICAL CONDUIT. THIS WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL PAYMENT WILL BE MADE.

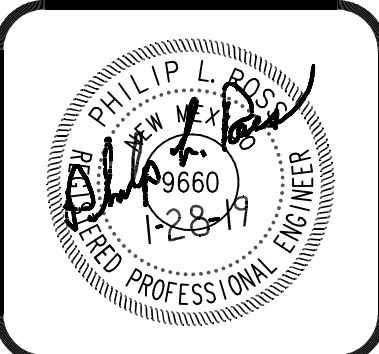
NOTE:

SEWER LATERALS TO BE INSTALLED IN THE CENTER OF THE LOT, WATER SERVICES TO BE INSTALLED WITHIN 5' OF LOT LINES.

OWNER'S REPRESENTATIVE WILL INSTRUCT CONTRACTOR IF CHANGES IN THESE GUIDELINES OCCUR DUE TO HOUSING CONTRACTOR'S NEEDS.

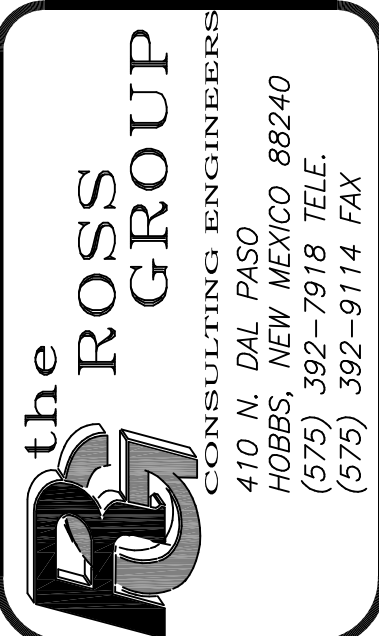


ORIGINAL DRAWING SIZE 24" X 36".



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ALJO DEVELOPMENT, LLC
TANGLEWOOD UNIT III
MISCELLANEOUS DETAILS AND
UNDERGROUND UTILITY DETAILS



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1/28/19	General
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SHEET

16

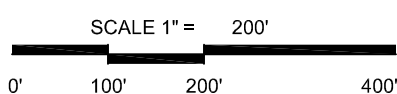
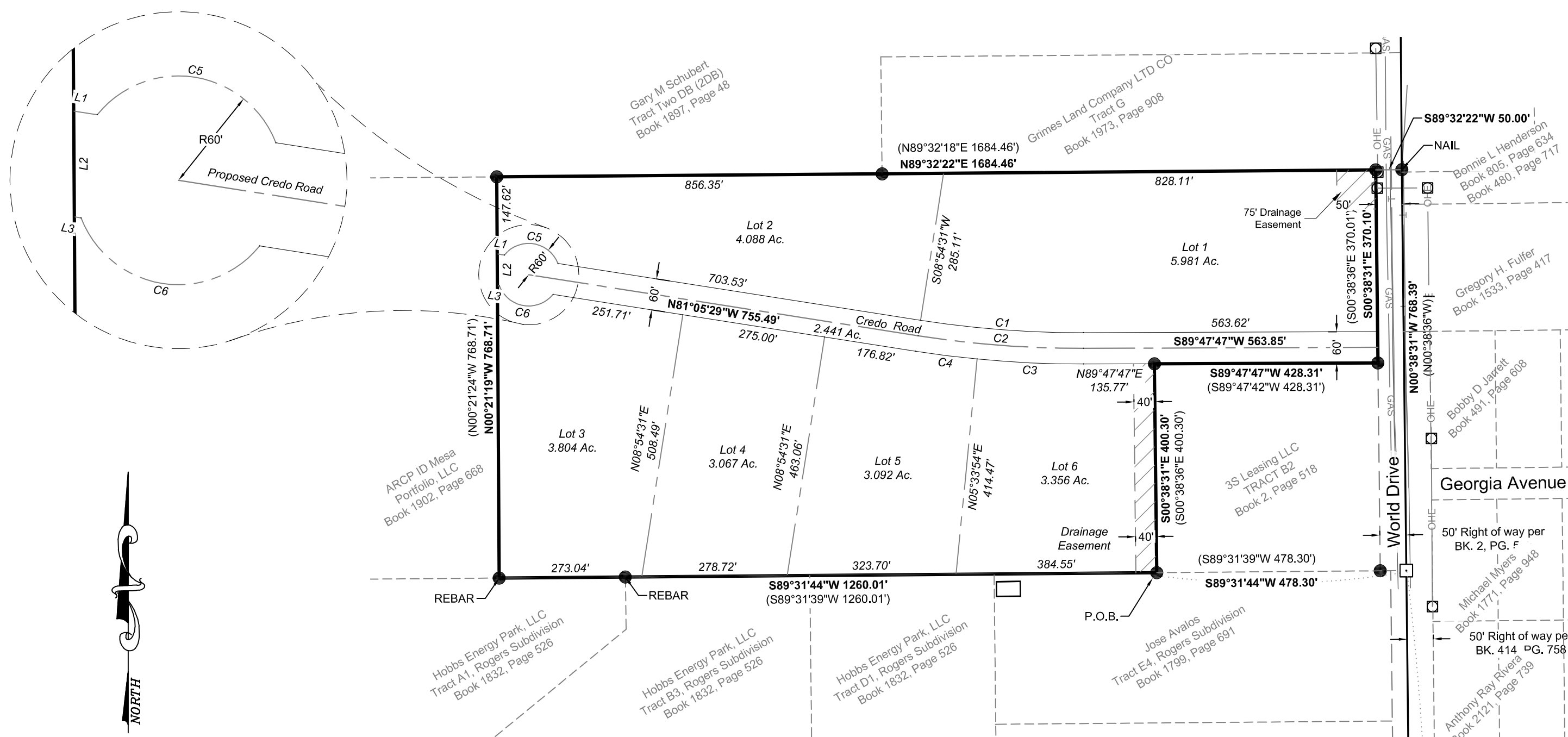
16 of 17 sheets

February 19, 2019
Planning Board Regular Meeting

- 9) **Review Sketch Plan for The Credo Subdivision, as submitted by property owner, Credo Energy Services, LLC.**

CREDO SUBDIVISION

A LEA COUNTY TYPE 3B SUBDIVISION(SUMMARY REVIEW PLAT) OF TRACT B1 OF 3S LEASING LLC
CLAIM OF EXEMPTION AND A CITY OF HOBBS SUBDIVISION PLAT
LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 36, T17S, R37E, N.M.P.M., LEA COUNTY, NEW MEXICO



Line Table		
Line #	Direction	Length
L1	S81° 05' 29"E	13.74'
L2	S00° 21' 19"E	60.79'
L3	S81° 05' 29"E	3.95'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	313.31'	1970.00'	9°06'44"	S85°38'51"E	312.98'
C2	318.08'	2000.00'	9°06'44"	S85°38'51"E	317.74'
C3	204.40'	2030.00'	5°46'09"	S87°19'08"E	204.32'
C4	118.45'	2030.00'	3°20'35"	S82°45'46"E	118.43'
C5	125.66'	60.00'	120°00'00"	N81°05'29"W	103.92'
C6	125.66'	60.00'	120°00'00"	S81°05'29"E	103.92'

NOTE:

- Set 5/8" rebar with Orange Plastic cap marked "R MULLIKEN PS 16873" at all New lot corners.

VERTICAL DATUM

Elevations derived using Geoid12B,
A project (ellipsoid) height of 3618.782 ft and Elevation of 3689.775
at Latitude N32°47'23.78857", Longitude W103°11'47.16931"

BASIS OF BEARING

The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System, East Zone, as derived by GPS/GNSS observations. Ground coordinates were obtained from the State Plane Coordinate System by scaling about a Control point located at N32°47'23.78857", W103°11'47.16931" by a combined scale factor of 1.0000002890. True north can be obtained by applying a convergence angle of 0°36'57" at this Control Point.

Found 1/2" rebar with yellow plastic cap marked "NM 15079 TX 5204" (Otherwise as Noted)

Calculated point

Section Corner

Power pole

T

Telephone line

GAS

Gas line

New Right of Way line

x

Fence

OHE

Overhead Electric line

UGE

Underground Electric line

Existing Lot line

Section line

Right of Way Line

New Lot Line

Property line

Centerline of road

40' Setback line

Building

Proposed Drainage Easement

XX°XX'XX" XX,XX'

Measured bearing and distance

(XX°XX'XX" XX,XX')

Record bearing and distance

LEGEND

VICINITY MAP
N.T.S.

PETTIGREW
& ASSOCIATES PA

ENGINEERING | SURVEYING | TESTING
DEFINING QUALITY SINCE 1965

100 E. Navajo - Suite 100, Hobbs New Mexico 88240
T 575 393 9827 F 575 393 1543
Pettigrew.us

PROJECT SURVEYOR:
R. Mulliken,

DRAWN BY:
R. Mulliken, H.Segay

RICHARD L. MULLIKEN
NEW MEXICO
16873
PROFESSIONAL SURVEYOR

PRELIMINARY

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:
Credo Energy Services, LLC

LOCATION:
In the NE1/4 of the SE1/4 of Section 36,
T17S, R37E, N.M.P.M.
Lea County, New Mexico

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of _____,
I hereby certify that this instrument was filed for
record on:

The _____ Day of _____,
20 _____ A.D.

At _____ O'Clock _____ M.

Cabinet _____ Slide _____

Book _____ Page _____

By _____,
County Clerk

By _____,
Deputy

Subdivision Plat

OF
Credo
Subdivision

FOR
Paco Hernandez

PROJECT NUMBER:
2018.1321

SHEET: 1 of 2
SU - 101

Z:\2018.1321\ACAD\Credo Subdivison.dwg 2/4/2019 3:35 PM

RECORD DESCRIPTION - PER DEED BOOK 2139, PAGE 412
FOR SURFACE TITLE ONLY:

Atract of land located in the South Half of Section 36, Township 17 South, Range 37 East, N.M.P.M., Lea County, New Mexico and being more particularly described as follows:
Beginning at a 1/2" rebar w/PVC cap marked "NM 15079 TX 5204" set as a corner of this tract which lies N00°38'36"W - 1554.71 feet and S89°31.39"W - 478.30 feet from the Southeast corner of said Section 36; thence S89°31'39"W -1260.01 feet to a 1/2" rebar w/PVC cap marked "NMPS 10464" found as the Southwest corner of this tract; thence N00°21'24"W - 768.71 feet to a 1/2" rebar w/PVC cap marked "NM 75079 TX 5204" found as the Northwest corner of this tract; thence N89°32'18"E - 1684.46 feet to a 1/2" rebar w/PVC cap marked "NM 15079 TX 5204" found ass the Northeast corner of this tract; thence S00°38'36"E - 370.10 feet to a 1/2" rebar w/PVC cap marked "NM 75079 TX 5204" set as a corner of this tract; thence S00°38'36"E - 400.30 feet to the point of beginning and containing 25.83 acres of land, more or less.

Said tract being Tract B1 referenced on that certain Survey filed (), 9-14-18 in Book (2), Page (518) Lea County Records, Lea County, New Mexico

CERTIFICATE OF SURVEY

I, Richard L. Mulliken, New Mexico Professional Surveyor, hereby certify that this Subdivision Plat was prepared from an actual ground survey performed by me or under my supervision, that this survey is true and correct to the best of my knowledge and belief. I further certify that this Subdivision Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico.

Richard L. Mulliken NMPS #16873 Date

OWNERS STATEMENT AND AFFIDAVIT

State of New Mexico:
County of Lea:

The undersigned first duly sworn on oath, state: On behalf of the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be platted. The property described on this plat lies within the platting jurisdiction of Lea County, New Mexico

On this _____ day of _____, 20_____

By _____
Credo Energy Services, LLC

ACKNOWLEDGMENT

State of New Mexico:
County of Lea:

On this _____ day of _____, 20_____, before me, _____, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My Commission Expires:_____.

Notary Public _____.

CERTIFICATE OF APPROVAL BY THE LEA COUNTY PLANNING & ZONING

Be it known that this subdivision plat, was submitted to the Lea County Planning and Zoning Board, assembled at a meeting on _____ day of _____, 2017 A.D., and the Roadway Dedication and the dedicated/conveyed surface and sub-surface public infrastructure easement as shown in the attached plat was thereby approved and accepted by a majority of the board.

Attest:

Chairman County Clerk

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this _____ day of _____, 2017, before me appeared, _____ and _____, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

Notary Public _____

My commission expires:_____

CERTIFICATE OF APPROVAL BY THE LEA COUNTY COMMISSION

Be it known that this subdivision plat was submitted to the commissioners of Lea County, New Mexico assembled at a meeting on this _____ day of _____, 2019 A.D., and the Roadway Dedication as shown on the attached plat was thereby approved and accepted by a majority of the of the board.

In witness whereof, the Board of Lea County Commissioners of Lea County, New Mexico has caused this instrument to be signed on its behalf by its chairman and attested by the Lea County Clerk on this _____ day of _____, 2019 A.D.

Attest:

Ron Black, Chairman County Clerk

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this _____ day of _____, 2019, before me appeared, _____ known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

Notary Public _____

My commission expires:_____

CERTIFICATE OF APPROVAL
CITY PLANNING BOARD

The Plat, Restrictions and Dedication reviewed and approved the _____ day of _____, 20_____ A.D. by the City Planning Board of Hobbs, New Mexico.

Chairman

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this _____ day of _____, 2019, before me appeared, _____ known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

Notary Public _____

My commission expires:_____

CERTIFICATE OF APPROVAL
CITY COMMISSION

I, Jan Fletcher, the duly appointed and acting City Clerk of the City of Hobbs, Lea County, New Mexico, do hereby certify that the foregoing plat in Lea County, New Mexico, was approved by the commission of the City of Hobbs by Resolution No. ____ on the ____ day of _____, 20____.

Jan Fletcher, City Clerk

ACKNOWLEDGMENT

State Of New Mexico:
County Of Lea:

On this _____ day of _____, 20_____, before me, _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My commission expires:_____.

Notary Public _____.



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100 E. Navajo - Suite 100, Hobbs New Mexico 88240
T 575 393 9827 F 575 393 1543
Pettigrew.us

PROJECT SURVEYOR: R. Mulliken,

DRAWN BY: R. Mulliken H. Segay



INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:
Credo Energy Services

LOCATION:
NE/4 of the SE/4 of Section 36, T17S,
R37E, N.M.P.M.,
Lea County, New Mexico

REVISIONS

No.	DATE	DESCRIPTION

State of New Mexico, County of _____,
I here by certify that this instrument was filed for
record on:

The _____ Day of _____,
20 _____ A.D.

At _____ O'Clock _____ M.

Cabinet _____ Slide _____

Book _____ Page _____

By _____,
County Clerk

By _____,
Deputy

Subdivision Plat
OF
Credo
Subdivision
FOR
Paco Hernazdez

PROJECT NUMBER:

2018.1321

SHEET: 2 of 2

SU - 101

February 19, 2019
Planning Board Regular Meeting

- 10) **Review Sketch Plan for The Mesquite Draw Subdivision, as submitted by property owner, Daniel Johncox.**

Proposed 31/32 SF Homes from a current single access

MESQUITE DRAW SUBDIVISION
SECTION 38, T 17 S, R 38 E
Preliminary Layout - Min. Lot Size 2 Acre



CHAPTER 5

FIRE SERVICE FEATURES

SECTION 501 GENERAL

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter.

501.2 Permits. A permit shall be required as set forth in Sections 105.6 and 105.7.

501.3 Construction documents. *Construction documents* for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and *construction documents* and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when *approved* alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

FIRE COMMAND CENTER. The principal attended or unattended location where the status of the detection, alarm communications and control systems is displayed, and from which the system(s) can be manually controlled.

FIRE DEPARTMENT MASTER KEY. A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on specified properties.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

KEY BOX. A secure device with a lock operable only by a fire department master key, and containing building entry keys and other keys that may be required for access in an emergency.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided **and maintained** in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building **hereafter** constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend **to within 150 feet (45 720 mm) of all portions of the facility** and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for *high-piled combustible storage* shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be **designed and maintained to support the imposed loads of**

fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the *fire code official*. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, *approved* barriers, *approved* signs or both shall be installed and maintained when required by the *fire code official*.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.3 Marking. Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades. The *fire code official* is authorized to require the installation and maintenance of gates or other *approved* barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an *approved* manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the *owner* and the *fire code official*.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

SECTION 504

ACCESS TO BUILDING OPENINGS AND ROOFS

504.1 Required access. Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An *approved* access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the *fire code official*.

504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than $\frac{3}{4}$ inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. *Exit* and *exit access* doors shall comply with Chapter 10. Access doors for *high-piled combustible storage* shall comply with Section 2306.6.1.

504.3 Stairway access to roof. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a *stairway* to the roof. *Stairway* access to the roof shall be in accordance with Section 1009.12. Such *stairway* shall be marked at street and floor levels with a sign indicating that the *stairway continues* to the roof. Where roofs are used for roof gardens or for other purposes, *stairways* shall be provided as required for such occupancy classification.

SECTION 505

PREMISES IDENTIFICATION

505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

505.2 Street or road signs. Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows

passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs.

SECTION 506 KEY BOXES

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type and shall contain keys to gain necessary access as required by the *fire code official*.

506.1.1 Locks. An *approved* lock shall be installed on gates or similar barriers when required by the *fire code official*.

506.2 Key box maintenance. The operator of the building shall immediately notify the *fire code official* and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

SECTION 507 FIRE PROTECTION WATER SUPPLIES

507.1 Required water supply. An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

507.2.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

507.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method.

507.4 Water supply test. The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official* or *approved* documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system.

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site

fire hydrants and mains shall be provided where required by the *fire code official*.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

507.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the *fire code official*. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, *alterations* and servicing shall comply with *approved* standards.

507.5.3 Private fire service mains and water tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

507.5.5 Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or *approved*.

507.5.6 Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other *approved* means shall comply with Section 312.

SECTION 508 FIRE COMMAND CENTER

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5.

508.1.1 Location and access. The location and accessibility of the *fire command centers* shall be *approved* by the fire chief.

508.1.2 Separation. The *fire command centers* shall be separated from the remainder of the building by not less than a 1-hour *fire barrier* constructed in accordance with Section 707 of the *International Building Code* or *horizontal assem-*

bly constructed in accordance with Section 712 of the *International Building Code*, or both.

508.1.3 Size. The *fire command centers* shall be a minimum of 200 square feet (19 m²) in area with a minimum dimension of 10 feet (3048 mm).

508.1.4 Layout approval. A layout of the *fire command center* and all features required by this section to be contained therein shall be submitted for approval prior to installation.

508.1.5 Required features. The *fire command centers* shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.
2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air distribution systems.
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking *stairway* doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
9. Emergency and standby power status indicators.
10. A telephone for fire department use with controlled access to the public telephone system.
11. Fire pump status indicators.
12. Schematic building plans indicating the typical floor plan and detailing the building core, *means of egress*, *fire protection systems*, fire-fighting equipment and fire department access, and the location of *fire walls*, *fire barriers*, *fire partitions*, *smoke barriers* and smoke partitions.
13. Work table.
14. Generator supervision devices, manual start and transfer features.
15. Public address system, where specifically required by other sections of this code.
16. Elevator fire recall switch in accordance with ASME A17.1.
17. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.

SECTION 509 FIRE PROTECTION EQUIPMENT IDENTIFICATION AND ACCESS

509.1 Identification. Fire protection equipment shall be identified in an *approved* manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. *Approved* signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

509.2 Equipment access. *Approved* access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.

SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE

510.1 Emergency responder radio coverage in buildings. All buildings shall have *approved* radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where *approved* by the building official and the *fire code official*, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an *approved* radio coverage system.
2. Where it is determined by the *fire code official* that the radio coverage system is not needed.

510.2 Radio signal strength. The building shall be considered to have acceptable emergency responder radio coverage when signal strength measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements of Sections 510.2.1 and 510.2.2.

510.2.1 Minimum signal strength into the building. A minimum signal strength of -95 dBm shall be receivable within the building.

510.2.2 Minimum signal strength out of the building. A minimum signal strength of -100 dBm shall be received by the agency's radio system when transmitted from within the building.

510.3 Emergency responder radio coverage in existing buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building shall be equipped with such coverage according to one of the following:

1. Wherever existing wired communication system cannot be repaired or is being replaced, or where not *approved* in accordance with Section 510.1, Exception 1.
2. Within a time frame established by the adopting authority.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

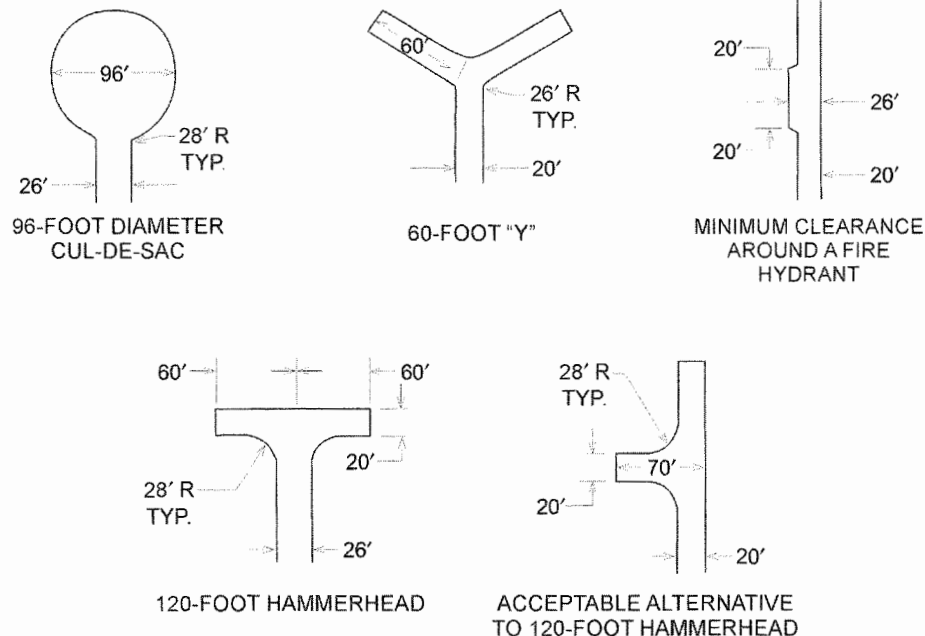
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

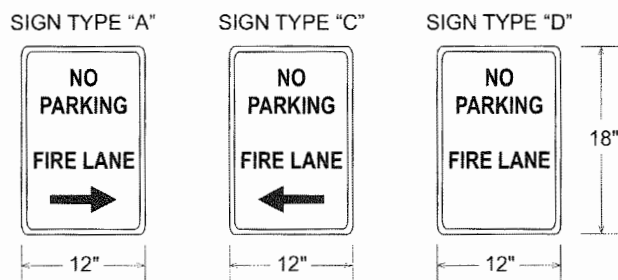


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

SECTION D107

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D108

REFERENCED STANDARDS

ASTM	F 2200—05	Standard Specification for Automated Vehicular Gate Construction	D103.5
ICC	IFC—12	International Fire Code	D101.5, D107.1
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through February 2006	D103.5

February 19, 2019
Planning Board Regular Meeting

11) Discussion Items:

- A) Proposed regulations addressing Parking of Commercial Vehicles within the Municipality.**

Commissioner Buie said that he has had several complaints about parking on the streets with 18 wheelers, gooseneck trucks and other big vehicles in residential areas. He said he understands times are tough and they do not want to pay to have their vehicle or work truck parked somewhere else. He asked if there was anything that could be done. Mr. Hicks said the Board has had that discussion many times over the years. Mr. Robinson said within our current municipal code there is nothing that can be done. He said in the past they have brought particular changes to those codes to disallow what is going on and it has yet to pass this Board up to the Commission. He said they can certainly bring it back to the Board.

Commissioner Buie said it is happening all over the town. He said they are getting more and more complaints over this issue. Mr. Hicks asked if he thought the rest of the Commissioners would support some sort of restriction of parking vehicles over a certain gross weight in residential areas. Commissioner Buie said he thinks the Commissioners would be open to conversation. He said he would be in favor of it. He said the unfortunate reason we have laws and ordinances is because people do not respect their neighbors. Mr. Kesner asked about design standards on roadway and if residential roads could handle that weight. Mr. Randall said it isn't just weight but the number of trucks. He said the roads are designed for Waste Management. He suggested having legal come to the next meeting to describe the ordinances in place.

There were no other communications.

5) Review and Consider vacation of a portion of a T-Alley north of Alston between Thorp and Linam within Block 117 of the Highland Park Addition.

Mr. Robinson said this is a vacation of an existing alleyway. He said it is a T-alley and the south portion of the T will be vacated. He said the building and the lot belong to Casa. He said the municipality will retain an easement for the roadway. Mr. Hicks asked if it complies with the guidelines on value. Mr. Robinson said that has been discussed with the property owner and they do understand that they will be required to purchase that property. He said staff at this point has placed a value on that property of \$1 a square foot which is indicative of properties that we were selling when we had the auction. He said that is about \$2800. He said there are options in the vacation policy allowing for this board and the Commission to allow for nonprofit entities to have the property donated to them instead of a purchase. Mr. Kesner asked what utilities were in the alley. Mr. Robinson said the utilities are the sewer and Xcel and possibility of gas and phone.

Mr. Shaw made a motion, seconded by Mr. Drennan to approve the vacation and recommend that the city donate the land to Casa. The vote on the motion was 5-0 and the motion carried.

6) Review and Consider proposed vacation of a portion of Midwest between Morris and Dal Paso within Block 57 of the New Hobbs Addition.

Mr. Robinson said staff has had numerous conversations about the 80 foot right-of-ways south of town. He said staff has looked at a way to do blanket vacations and turn all the 80 foot right-of-ways into 60 foot right-of-ways. He said this is part of the problem. He said

landscape ordinance requires 75% landscaping. Mr. Kesner said if we are doing a variance then as a community we should be grateful that an area that is in need of development is being developed so he would be mindful to him to delete some of the landscaping requirements. Mr. Robinson said is if it is this Boards wishes staff can do a lower percent of the requirements and work with the developer on the landscaping. Mr. Shaw made a motion, seconded by Mr. Sanderson to give staff the ability to work with the developer on the percentage of landscaping and approve a variance. The vote on the motion was 4-0 and the motion carried.

- 9) Review and Consider fence height variance request for 2743 & 4809 Steel Driver as submitted by property owners. The City of Hobbs Major Thoroughfare Plan requires a maximum of 2' height for a fence located at the front property line; the property owners are requesting a height of 3'6" at the front property line.

Mr. Robinson said this is a fence height variance for two properties located in the Zia Crossing Unit 2 subdivision. He said both properties are requesting a fence at the property line which will be 3.6" instead of the 2 foot fence. He said the fence being proposed is a wrought iron fence so there will not be a visual problem. He said staff has notified the developer because this could be against the developer's restricted covenants. Mr. Shaw asked Mr. Stone if the Board is putting themselves in an odd position if they approve something that is against the restrictive covenants? Mr. Stone said if someone comes with a variance and we know that it is a violation of the restrictive covenants what we generally do is tell them we approve or disapprove your variance but understand that you have to make sure you are not in violation of their restrictive covenants. He said that has been our position in the past and that is what they will continue to do. He said in a legal sense they have no standing to assert or not assert the covenants. He said their neighbors could sue them. Mr. Ramirez asked if they have done a variance in this area before? Mr. Robinson said no this will be the first variance in this subdivision. Mr. Shaw made a motion, seconded by Mr. Sanderson to approve the variance for the 48" ornamental fence but the owner needs to make sure they are in compliance with their restrictive covenants. The vote on the motion was 4-0 and the motion carried. Mr. Kesner stated that the approval of this variance does not make a statement that it is approved by the restricted covenants of their property.

10) Discussion Item:

- A) Proposed amendment to MC 15.20 (Parking) to address on street parking of commercial vehicles.

Mr. Robinson said at the last Planning Board Meeting it was mentioned by a member of the public that we should look at this Municipal Code. He said staff has proposed an amendment to the Municipal Code which is our existing off street parking guide. He said this will restrict the parking on the street by a commercial vehicle that will not fit within 8.5 x 20 foot parking space in any location that is within 300 linear feet of a structure utilized for residential purposes. Mr. Shaw said in the meeting held about this issue a lot of the discussion was about how far we go with the restrictions. He said where is the line drawn with being commercial or not. Mr. Kesner asked if it include trailers and RV's? Mr. Shaw said that a motorhome or a 40' gooseneck RV is just as restrictive as a two ton gang truck. Mr. Stone said the basis for the ability for the city to regulate is health, welfare

and safety. He said it doesn't really matter if it is a commercial vehicle or not because clearly 90% of the time an RV is not commercial vehicle. He said it would still fit the size for the city to be able to regulate. He said a large RV is probably more obtrusive than a welding truck. He asked about the hours of limitations of the time set? He said the loading and unloading activities are what are being modified not the time. Mr. Robinson asked if he should modify it or strike it out? Mr. Kesner said maybe they should get rid of the word commercial and put large vehicles. Mr. Shaw asked about the plumber with a van and is on call and has to have his vehicle parked at his house. Mr. Robinson said he will have to park onsite. Mr. Kesner said that may be burdensome. Mr. Stone suggested using a width, length instead of "commercial vehicles". Mr. Newman said they have to look at the individual that has to enforce these violations and make it clear for them.

Mr. Stone said it might be wise to address only the on street parking for now. He said to begin to understand what the city and some of the residents want. He said that would be a good start. Mr. Robinson said he agreed with that but if we are going to have public discussion do we want to discuss the issue in its entirety. Mr. Kesner said let's bring it to the next Planning Board Meeting.

11) Adjournment.

With nothing further to discuss the meeting adjourned at 10:57 am.

W.M. "Tres" Hicks, Chairman

Mr. Shaw introduced Ms. Patty Collins as the new Executive Director for the Hobbs Chamber of Commerce.

- 5) **Review and Consider Dedication Plat dedicating a portion of N. Grimes located northeast of the intersection of Apodaca and N. Grimes as submitted by High Five Capital LP., property owner.**

Mr. Robinson said this is a dedication plat for a property that was purchased by Allsup's which is located south of the pole portion of Del Norte Park. He said this was an undivided portion that was purchased and they found out the street was never dedicated so they are now dedicating a portion of N. Grimes.

Mr. Robinson said additionally there are two of items for discussion only. He said there will be a surface improvement by Allsup's on a small portion of City property and an easement was granted to Allsup's. He said there will also be a subservice for Allsup's electrical lines and fuel lines. He said spanning the property in the middle will be an underground occupation and a service occupation. He said they will have canopies and truck parking for this facility. Mr. Kesner asked if they were going to have pumps on the premises? Mr. Robinson said yes. Mr. Ramirez asked if everything will be done on their property? Mr. Robinson said yes but the lines will be crossing municipal property and the will be putting a layer of concrete on city property. Mr. Kesner asked if it was a right of way? Mr. Robinson said no it is fee simple property by the municipality. He said fuel underground storage tanks will be located on their property.

Mr. Kesner asked if there was gas in the property line? Mr. Robinson said he believed so. Mr. Kesner suggested contacting Seborn South with the gas company. Mr. Penick made a motion, seconded by Mr. Shaw to approve the dedication plat. The vote on the motion was 5-0 and the motion carried.

- 6) **Review and Consider front yard setback variance request for Lots 7, 8, 9 & 10 of the Windsor Estates Subdivision as submitted by Hobbs Windsor Estates, LLC, property owner.**

Mr. Robinson said Mr. David Pyeatt is with Windsor Estates, LLC and is here representing the variance setback request for lots 7, 8, 9 and 10. He said he is requesting a variance from our normal setback of 21 feet to 10 feet setback from property line. He said staff recommends granting the variance and retaining the 25 foot setback required for all driveways. He said the house proper could be located 10 foot from property line or 15 feet whichever is greater. He said the garage entry would still be 25 feet from property line. Mr. Kesner asked Mr. Pyeatt if that would work? Mr. Pyeatt said he did not have an issue with it. Mr. Shaw made a motion, seconded by Mr. Ramirez to approve the variance with staff's notations. The vote on the motion was 5-0 and the motion carried.

- 7) **Review and Consider Proposed amendment to MC 15.20 (Parking) to address on street parking of commercial vehicles.**

Mr. Robinson said this item was submitted to the Planning Board at the last public meeting and the Planning Board suggested notifying the public about the proposed amendment. He said there was a press release and staff has received some phone calls and they were for the amendment and none against.

Mr. Robinson discussed the changes to the parking amendment. He said this is regulating the on street parking and restricting the on street parking from those vehicles that are unable to fit into 8.5 x 22 foot spot. He said if your vehicle is larger than that size you will be disallowed to park on the street within the areas that are within 300 foot of a residential property. Mr. Shaw asked why the 300 foot restriction? Mr. Robinson said the municipality does not have zoning and has not passed a zoning ordinance but we do not restrict the usages of the properties. He said we do know that some are being used for residential purposes and some for commercial purposes. He said the properties that are being used for residential purposes which are primarily in residential neighborhoods then those parcels are being restricted from the parking. He said there will be occasion where there is a single residential house in the middle of a commercial property. Mr. Shaw asked how they would deal with that. Mr. Robinson said if you had a trucking company and it is on your site but you have a residential house on that site then the trucks would have to move 300 foot from your residence and parked on a street or move the vehicles on your site.

Commissioner Buie said after this came out in the paper the phone calls he received is many of the people are worried about what would happen with their motorhomes? Mr. Buie said they can park their motorhomes on the street to load or unload. He doesn't think they should be so worried about the motorhomes and camper trailers. He thinks the main goal is to get crude oil haulers off of residential streets. He said the hot shot companies and 18 wheelers with a 40 foot covered van parked on the street for 2-3 weeks is the problem. He said he receives calls all over town about these types of vehicles, not motorhomes and campers.

Mr. Robinson said the area that Mr. Randall has highlighted states non-motorized trailers of any type, disconnected from a motorized vehicle are prohibited from on street parking. He asked if that was the Boards intent? Mr. Kesner asked if this is going to drive the vehicles on premises. He said instead of someone parking on the street they will just park next to their front door. Mr. Robinson said this will not restrict that activity at all. Mr. Shaw said that was discussed at the meeting and the recommendation by Mr. Stone was to hold off on onsite parking. Mr. Pyeatt asked if this was a complaint basis on this or is Code Enforcement driving around ticketing everyone. Mr. Robinson said mainly complaint driven but Code Enforcement can do on site enforcement. Mr. Robinson said there are a lot of communities that have the gross vehicle weight tied to these ordinances. He said it would be hard for Code Enforcement to know what the gross vehicle weight for a specific vehicle is. He thought the size was easier to decipher.

Mr. Pyeatt said it would be nice to have a caveat that says even if it does fit the size specified if it is a safety hazard it will not be allowed. Mr. Robinson said that is in the UTO. Mr. Kesner said this is a pretty restrictive. Mr. Penick agreed and said it is pretty restrictive for the little guy with a trailer. Commissioner Buie said large trucks were his main concern. He said his intent is to get the large dangerous vehicles out of neighborhoods. Ms. Collins said the way she reads this the non-motorized trailers cannot park her boat the night before

in front of her house and load and unload. Mr. Robinson said that would be a violation. Mr. Penick said a lot of times it takes 2 or 3 days to load and unload a camper. He said he thought the Board should look into it a little more on the campers and RV's. Mr. Kesner said he is worried about the statement non-motorized trailers of any type. He said there is one down the street from him that has a 4-wheeler on it and they use it every weekend and then we are going to force him to park it on premises or have to find someplace to store it permanently. Mr. Sanderson said the non-motorized trailer of any type is so broad but he does get the notion of permanent parking on the street. Mr. Kesner said he thinks the key to this is definition. He said if everyone understands the terminology inside the ordinance it makes it clearer. He said it states commercial trucks, trailers, and other similar vehicles. He said you basically defined commercial trailers and then any vehicles. That could mean any vehicle. Mr. Shaw said Mr. Stone said the more specific you can be the better.

Mr. Shaw made a motion, seconded by Mr. Penick to table this item. The Board requested a Work Session with Legal and Code Enforcement for further discussion. The vote on the motion was 5-0 and the motion carried.

8) Review and Consider proposed amendment of Municipal Code Title 16 (Subdivision).

Mr. Robinson said this is the amendment for Title 16. He said there was a subcommittee formed and over 5 weeks all of the changes before you were discussed. He said this amendment came back in front of this board and was tabled. Mr. Pyeatt said the significant change that he saw was in the ET Zone. He said currently the city has joint platting and planning jurisdictions with the county for tracts of 5 acres or less. He said from a closing stand point probably 25 to 35% of all divisions of land are more than 5 acres. Mr. Kesner said he does not agree with the statement "any" subdivision. He said for example the parcel of land on Lovelady Lane off of Denver City Hwy and there are twenty 10 acre parcels that is close enough to the city limits then there needs to be some planning on those parcels. He said farther north or south of town may be different.

Mr. Pyeatt asked what staff's reasoning is for involvement in larger tracts. Mr. Robinson said the dedicated right of ways and other issues where the city and county have different views and are not on the same page. Mr. Shaw said he didn't think they would ever be on the same page. He said there are certain things they should be allowed to do in the county that is not allowed in the city. Mr. Robinson said it becomes a problem for the city once they are annexed in to the city. Mr. Kesner said he is more worried about the dedication of right of way than anything else. Mr. Shaw said his feeling is that anything over 5 acres should not have to come to the city. Mr. Penick agreed. Mr. Robinson said staff doesn't feel like that is a problem if all the subdivisions are compliant.

Mr. Pyeatt said there are surveyors from Albuquerque that come in and use the HOB Monument which is at the airport and he said there is no way as a title person he can verify that. He said it would be nice if that particular provision states that they have to come from a monument in the same section of land that the property is located in. The Board agreed. Mr. Kesner said the preliminary or the final plat? Mr. Robinson said he thinks it needs to be on both the preliminary and final plat. Mr. Kesner asked the Board if they felt comfortable with moving this item onto the City Commission? Mr. Robinson asked if the two changes

PLANNING BOARD WORK SESSION MEETING
MINUTES
November 03, 2016

The Hobbs Planning Board met on November 03, 2016 at 10:00 a.m. at City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. W.M. “Tres” Hicks Chairman presiding.

Members Present:

Tres Hicks, Chairman
Bobby Shaw
Larry Sanderson
Dwayne Penick
Brett Drennan

Members Absent:

Guy Kesner, Vice Chairman
Bill Ramirez

Also present were members of the public and City staff as follows:

Kevin Robinson, Development Director
Todd Randall, City Engineer
Julie Nymeyer, Staff Secretary
John Caldwell
Cory Needham

Commissioner Newman
Efren Cortez
Dennis Holmberg
Bruce Reid

1) Call To Order.

Chairman W.M. “Tres” Hicks called the meeting to order at 10:07 am.

2) Review and Consider Approval of Agenda.

Mr. Hicks asked if there were any changes or additions to the agenda? Mr. Robinson said there were no changes. Mr. Drennan made a motion, seconded by Mr. Penick to approve the agenda as presented. The vote on the motion was 5-0 and the carried.

Mr. Hicks said there are no actions items today it is a Work Session for discussion purposes.

3) Review and Discuss Proposed Amendment to Municipal Code 15.20 (Parking) to address on street parking of commercial vehicles.

Mr. Robinson said this is a Work Session for the parking code and purposed amendments. He said staff has discussed this many times and the latest discussions were that it would be better in the Uniform Traffic Offense than in the Development Codes. He said last month at the Planning Board Meeting there were a lot of questions about enforcement and that is currently in the UTO. He said Efren Cortez, Assistant City Attorney is here and will answer questions and help guide the Board.

Mr. Efrén Cortez said this situation was brought to light to the City Attorney's Office and he has read over it. He said after reading the proposed changes to section 15 it became evident to him that what they are attempting to regulate through these amendments is the use of public streets and specifically a vehicle's use of public streets. He said it is his understanding and his assertion legally that any amendments that they would suggest dealing with commercial motor vehicles and how they park would be best served in Chapter 10.

Mr. Cortez said on August 1st of this year the Hobbs City Commission took into consideration and approved ordinance #1095. He said it scraped the old section 10 of the Municipal Code and adopted a new section 10. He said what that new section 10 did was to adopt the Uniform Traffic Ordinance. He said the UTO is an Administrative Code that was authored and drafted by the New Mexico Municipal League. He said its aim is to better address the traffic conditions that are germane to municipalities. He said the Motor Vehicle Code was enacted by the State Legislator and it has a lion share of how we deal with traffic and parking in the State of NM. He said it misses some very important points. He said some of the points are parking specifically.

Mr. Cortez said he would first like to review what is already on the books and see if it will work for this Board. He said if it does not work they have the authority to supplement with additional provisions. He said it was brought to his attention that unhitched trailers were something this Board would like to see addressed. He said 12-6 13.3 says no person shall leave any type of trailer unhitched upon a street. He said there is a penalty assessment program which allows the City of Hobbs to take a violation of the UTO and assign it a monetary fine and the Commission did approve a fine for \$45 plus \$39 in court cost.

Mr. Cortez said there is not anything specifically that prohibits the parking of commercial motor vehicles. He said the first provision is 12-6-6.3 which is stopped or parked vehicles not to interfere with other traffic. He said what this says is that no motor vehicle shall be stopped parked or left standing attended or unattended upon the travel portion of any street outside of a business or residence district. He said he understands the problem is the obstruction of view of someone exiting their driveway to oncoming traffic. He said there is another traffic code that prohibits parking on narrow streets. He said that the administrator may erect signs indicating no parking on any street when the width of the street does not exceed 24 feet.

Mr. Cortez said an officer can presume guilt of the owner of the vehicle. He said they can issue a citation and affix it to the vehicle. He said when they are commercial motor vehicle that presents a problem. He said the driver may not own it. He said that they will have to figure out how to cite someone for parking the commercial vehicle when the registered owner may not even have knowledge their driver is committing the violation. He said when the Commission adopted ordinance 1095 he did already assigned a monetary fine with a total penalty of \$64. He said if that doesn't go far enough for the Board the state statute does allow them to address specifically commercial vehicles. He said there is a posting requirement if we are going to restrict or intact an ordinance. Mr. Robinson said the only way we can restrict parking is to post every street in Hobbs?

Mr. Hicks asked if they would be making a separate ordinance if they wanted parking of commercial vehicles restricted or would it would be an addition to the UTO? Mr. Cortez said chapter 10 of the Municipal Code is our traffic ordinance. He said what chapter 10 does is incorporates the Uniform Traffic Ordinance which is the administrative code into our ordinance by reference. He said chapter 10 is specific to City of Hobbs municipal ordinance. He said if they passed an additional parking restriction on commercial vehicles it would be a subsection of chapter 10 and not a subsection of the UTO. Mr. Hicks said in summary if the Board wants to take the extra step of prohibiting commercial vehicles in the residential zones they would have to approve an ordinance amending chapter 10. Mr. Robinson said you cannot prohibit them without signage. Mr. Hicks asked if they could post signs at every entrance to Hobbs? Mr. Cortez he would need to research that information and bring it back to staff.

Mr. Robinson said 15.20 was amended by this Board 2 years ago and what they are looking at now is a minimum size off street parking stall. Mr. Randall said right now there is not an established parking standard for private property parking lots. He said he would like to come back to the board with standard sized parking stalls and driving isles. Mr. Robinson said staff will come back to the next Planning Board with a recommendation.

4) Review and Discuss Proposed Amendment to Municipal Code Title 16 (Subdivisions).

Mr. Robinson said at the last Planning Board Meeting they did pass the amended title 16 with the changes that were recommended by the Board. He said one of the things staff is concerned about is the extraterritorial subdivision and municipality's approval. He said the Board said as long as it is a subdivision that is compliant with the county's regulations on lots above 5 acres the city does not need to see it. He said where staff was remiss last meeting was the claim of exemption issue. He said the municipality does not want to see the 5 acre tract being created under a claim of exemption process and in staff's opinion not having any local authority approval. He said in staff's opinion what claim of exemption means is they are exempt from the county subdivision regulations.

Mr. Hicks said this is the question he has had about it all along. He said it actually exempts you from the complete subdivision process but it still is a subdivision of land. Mr. Robinson said staff thinks these two alternatives would meet the claim of exemption. He said every claim of exemption that is purposed in Lea County and within the ETZ would require municipal approval. He said the subdivisions that the county sees that are 5 acres and above and are compliant with the County Regulations the city does not want to see those. Mr. Shaw asked the County members of the public if they still had to fit a certain criteria. Mr. Reid still they still require them adhere to the road and environmental regulations.

Mr. John Caldwell said there was a comment earlier that a claim of exemption was still a subdivision of property. He said that is correct but as it is defined from a statute the Claim of Exemption is not a subdivision. He said it is exempt from it. He said while the County may try to impose the development standards on a claim of exemption the county has not yet adopted an ordinance that imposes development standards. He said hopefully over the next six months the county through its Planning Board and through the County

Excerpts from COH UTO

12-1-10.1 COMMERCIAL MOTOR VEHICLE. "Commercial motor vehicle" means a self-propelled or towed vehicle, other than special mobile equipment, used on public highways in commerce to transport passengers or property when the vehicle: is operated interstate and has a gross vehicle weight rating or gross combination weight rating, or gross vehicle weight or gross combination weight, of four thousand five hundred thirty-six kilograms, or ten thousand one pounds or more; or is operated only in intrastate commerce and has a gross vehicle weight rating or gross combination weight rating, or gross vehicle weight or gross combination weight, of twenty-six thousand one or more pounds; (66-1-4.3 J NMSA 1978)

12-1-47 PARK OR PARKING. "Park or Parking" means the standing of a vehicle, whether occupied or not, other than temporarily for the purpose of and while actually engaged in loading and unloading. (66-1-4.14 NMSA 1978)

12-6-6.1 STOPPING, STANDING OR PARKING PROHIBITED IN SPECIFIED PLACES.

A. No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer or traffic-control device, in any of the following places:

(1) on a sidewalk;

(2) in front of a public or private driveway;

(7) within thirty feet upon the approach to any flashing beacon, stop

sign, or traffic-control signal located at the side of a street;

(10) within twenty feet of the driveway entrance to any fire station and

on the side of a street opposite the entrance to any fire station within seventy-five feet of

said entrance, when properly signposted;

(14) at any place where official signs prohibit stopping (66-7-351 NMSA 1978);

C. The foregoing provisions may be modified by the administrator or his designated representative upon the basis of an engineering and traffic investigation study by the use of appropriate markings, signs or parking meters. (*)

12-6-6.5 ALL-NIGHT PARKING PROHIBITED. No person shall park a vehicle on any street in a non-residential area for a period of time longer than 30 minutes between the hours of 2:00 A.M. and 5:00 A.M. of any day, except physicians on emergency calls. (*)

* Indicates that there are no comparable provisions in the statutes.

12-6-6.12 STOPPING, STANDING OR PARKING RESTRICTED OR PROHIBITED ON CERTAIN STREETS.

D. Whenever by this or any other ordinance of this municipality, any parking time limit is imposed or parking is prohibited on designated streets, it is the duty of the administrator to erect appropriate signs giving notice of the restrictions or limitations.

12-6-13.3 UNHITCHED TRAILER ON STREET. No person shall leave any type of trailer unhitched upon a street. (*)

Excerpts from Other Communities

(Staffs Partial Research)

Community: Lovington NM

Code Location: General Use Regulation

Excerpt:

A. No truck tractor, semitrailer, the truck tractor individually, or the semitrailer individually is permitted to park anywhere within any residential zone of the City.

B. No commercial vehicles are to be parked and/or stored in the front yard, side yard, or rear yard within any residential zone of the City. Commercial vehicles are defined as vehicles with more than two axles, a vehicle used to transport hazardous materials requiring Department of Transportation placarding, construction vehicles designed for off road usage, and vehicles requiring the driver to have either a Class A, Class B, or Class C drivers license or the equivalent. A non-commercial vehicle is defined as one that has a gross vehicle weight rating of not more than fifteen thousand (15,000) pounds and can be legally parked in a standard eight and a half (8.5) foot by twenty (20) foot parking space.

Community: Davenport IA

Code Location: Traffic

Excerpt:

10.64.010 Stopping, standing or parking outside business or residence districts.

A. No person shall stop, park or leave standing any vehicle, whether attended or unattended, upon the roadway when it is practicable to stop, park or so leave such vehicle off the roadway, but in every event an unobstructed width of at least twenty feet of roadway opposite a standing vehicle shall be left for the free passage of other vehicles and a clear view of such stopped vehicle shall be available from a distance of two hundred feet in each direction upon such street.

10.64.130 Trucks and trailers - Parking restricted.

A. No person shall park any truck, truck tractor, trailer or semi-trailer with a licensed weight greater than five tons anywhere in any residential district. This prohibition shall apply not only on public streets but on private property, driveways and parking areas. The prohibition shall not apply to the parking of such a vehicle for the purpose of making pickups or deliveries from or to any building located within such residential district, while the vehicle is actively loading or unloading.

B. No person shall park any truck, truck tractor, trailer or semi-trailer with a licensed weight greater than five tons on any street or portion thereof not in a residential district for more than one hour, except while actively loading or unloading.

C. No person shall park a commercial truck or vehicle with a licensed weight greater than five tons in any public parking facility where signs have been installed giving notice that such parking is prohibited.

D. Any vehicle parked, standing, stored or placed within the city in violation of this section is hereby declared a nuisance per se and the police department may remove and impound, or have removed and impounded by a commercial towing service, said vehicle without notice to the owner.

E. The prohibitions and restrictions stated in subsections A through D shall not apply to and have no effect upon a designated vehicle from a utility company which is servicing utility fixtures located on public or private property or which is an emergency or standby vehicle.

10.64.160 Parking restricted in front of another's premises.

No person shall within the city habitually or regularly park or leave unattended any vehicle in front of a premises occupied by any other person; except on those streets where parking is restricted on one side of the street. In the circumstances where no parking is allowed in front of a premises occupied by a person, the term "front" shall include the portion of a street, if any, abutting the side of the premises unless otherwise regulated.

Community: Lake Forrest Park WA

Code Location: Traffic

Excerpt:

10.12.017 Parking regulations for trucks and trailers.

No one shall park or permit a truck or trailer or any type of construction equipment to be parked on any public right-of-way in any residential zone of the city at any time unless actively engaged in the loading or unloading of materials or passengers, or in connection with an

approved construction project or work performed on property or properties during daylight hours; provided, that the phrase truck or trailer" shall not be construed to mean recreational vehicles, trailers and pickup trucks, with or without a canopy, that are not used for commercial purposes and do not have lettering or logos.

It is not necessary that restricted parking or other traffic signs be erected for the purpose of enforcing this section.

Community: Woodland WA

Code Location: Zoning (appears to be)

Excerpt:

3. On-street and off-street parking of truck tractors, truck tractor trailers or commercial vehicles in excess of fourteen thousand five hundred (14,500) pounds gross vehicle weight rating (GVWR) is prohibited in residential areas. The following vehicles are exempt from these parking restrictions:

Community: Los Alamos NM

Code Location: Zoning (appears to be)

Excerpt:

Sec. 38-362. - Parking prohibitions.

(a)Commercial vehicles in residential districts. No person shall park or leave standing on any street or its portion in any R-A, R-E, R-1, R-M, R-4, R-5, R-6, R-3-L, R-3-H or R-3-H-40 residential district, as defined by chapter 16 of this Code, any commercial vehicle having a manufacturer's gross vehicle weight rating of 10,000 pounds or more. The prohibition imposed shall not apply to the making of pickups or deliveries from or to any building or structure located in such residential district, or for the alteration, remodeling or construction of any such building or structure for which a building permit has been obtained.

Community: Tumwater WA

Code Location: Traffic (appears to be)

Excerpt:

It is unlawful for any person to park or leave standing on any street within a residential area or on that portion of a street abutting a residential area, any of the following: