

AGENDA
City of Hobbs Planning Board – Regular Meeting
August 20, 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, August 20, 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.**

July 31, 2019 – Special Meeting

- 4) Communications from Citizens.**
- 5) Review and Consider side yard setback variance request for a residential single family housing unit to be located at 4917 Grey Ghost Road, as submitted by ABS Homes, property owner. This particular lot, Lot #34 of Zia Crossing Subdivision Unit 6, is located in the southeast corner of Grey Ghost Road (a Minor Residential) and Zia Crossing Parkway (a designated Minor Arterial developed as a Major Collector). The side yard setback at this location should be 10' from the property line; the proposed structure is requested to be located 5' from the property line requiring a 5' variance.**
- 6) Review and Consider front yard setback variance request for 608 Sunset Circle as submitted by property owner, Art McMinn. Sunset Circle has a ROW width of 50', a BOC to BOC of 36' and is classified as a Minor Residential requiring a front yard setback of 21' from Property line.**
- 7) Review and Consider front yard setback variance request for 1806 Gila Drive as submitted by property owner, Juan S. Porras. Gila Drive has a ROW width of 57', a BOC to BOC of 38' and is classified as a Minor Residential requiring a front yard setback of 21' from Property line.**
- 8) Review and Consider various fence height and location variances for 800 N. Jefferson as submitted by property owner, Hobbs Municipal Schools.**
- 9) Review and Consider a proposed subdivision, as submitted by property owner Veronica Gallegos, located northwest of the intersection of Byers and Selman.**
- 10) 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
SPECIAL MEETING MINUTES
July 31, 2019**

The Hobbs Planning Board met on July 31, 2019 at 10:00 am at City of Hobbs Annex Building, Room 301 & 302- Third Floor Meeting Room, First Floor located at 200 E. Broadway, Hobbs, NM 88240 with Mr. W.M. "Tres" Hicks Chairman presiding.

Members Present:

W.M. "Tres" Hicks, Chairman
Phillip Ingram
Bill Ramirez
Guy Kesner, Vice Chairman
Larry Sanderson

Members Absent:

Brett Drennan

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

Kevin Robinson, Project Manager
Todd Randall, City Engineer
Julie Nymeyer, Staff Secretary

Chief Manny Gomez
Brian Dunlap, Acting Police Chief
Barry Young, Deputy Chief

1) Call To Order.

Mr. W.M. "Tres" Hicks Chairman called the meeting to order at 10:02 am.

2) Review and Consider Approval of Agenda.

The first item of business was to review and approve the Agenda for the July 31, 2019 meeting. Mr. Hicks asked if there were any changes or additions to the Agenda? Mr. Robinson said there were none. Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the agenda as presented. The vote on the motion was 6-0 and the motion carried.

3) Review and Consider Approval of Minutes.

July 16, 2019 – Regular Meeting

Mr. Hicks asked if everyone has had a chance to read the Regular Meeting Minutes from July 16, 2019. Mr. Sanderson made a motion, seconded by Mr. Ramirez to approve the Regular Meeting Minutes as presented. The vote on the motion was 6-0 and the motion carried.

4) Communications from Citizens.

There were no communications from Citizens.

5) Review and Consider Development Agreement with VIA Real Estate, LLC., concerning the development of property located NW of the intersection of Snyder and Marland.

Mr. Robinson said this is a typical Development Agreement with one exception. In lieu of the fair share assessments the developer is developing all of the infrastructure, in this case it is just a water line on the NW alley way which will be built and developed. He said they are also installing a fire line on the northern property line which will be a fair share development in which the municipality will reimburse a maximum of \$5700 when the Engineer of record is received. He said this development is on the NE corner of Snyder and Marland.

Mr. Ramirez asked what the size of the waterline was? Mr. Robinson said it is a 6 inch line that is existing and then a 6 inch waterline for the fire line also.

Mr. Hicks asked what the basis for the \$5700 was for? Mr. Robinson said it is the fair share price per foot for the fire line to the hydrant.

Mr. Ramirez made a motion, seconded by Mr. Donahue to approve the Development Agreement as presented. The vote on the motion was 6-0 and the motion carried.

6) Review and Consider Development Agreement with Retail Southwest Development, LLC., concerning the development of property located SE of the intersection of Magnolia projection and Lovington Highway.

Mr. Robinson placed a call to Retail Southwest Development via phone for a conference call. Mr. Hicks thanked the gentlemen for joining us. Mr. Robinson said this is a fair share Development Agreement to consider public participation for a portion of Magnolia which is a projected major collector. He said the development will require the development of Magnolia Street off of Lovington Hwy. He said Magnolia is projected to extend from Lovington Hwy to Grimes. He said municipal participation will be required for that portion that will not be beneficial for the northern portion of roadway.

Mr. Hicks said his business is currently working on this project and he will abstain on the vote. Mr. Robinson said the fair share participation also includes a traffic light. He said the developer will order the traffic study to see if a traffic signal is warranted. He said if the signal is warranted the developer will participate up to \$150,000 with the municipality carrying the rest of the cost. Mr. Kesner asked when the traffic study would be done. Mr. Robinson said he is assuming ASAP. Mr. Kesner said doing a traffic study right now may be invalid because there will not be traffic flow with the egress to the shopping center. Mr. Hicks said you can use projected traffic counts based on what is going in there. Mr. Randall said there is a chance the light will not be warranted based on projections.

Mr. Hicks asked if there were any questions for the developers. Mr. Ramirez asked if they were proposing three buildings. Mr. Robinson said as of right now the municipality has not seen any building permits. Developers said they are excited to announce they have an executed lease agreement with Texas Roadhouse and they think they will be a wonderful addition to the Hobbs community. He said it is an indication that Hobbs is a strong retail area. He said they are looking forward to purchasing this property and they would like to do

two or three restaurants and some retail. Mr. Hicks said they are excited they see Hobbs as a good opportunity and bringing this to our growing city. Developer said they have done three projects in Hobbs and the staff is predictable and so easy to work. Mr. Hicks asked what the other three projects this developer has done? Mr. Robinson said Murphy's, and the new development at Lowes and Papa Johns. Mr. Hicks said he would entertain a motion to approve this Developer Agreement as written.

Mr. Kesner made a motion, seconded by Mr. Ingram to approve the Developer Agreement as written. The vote on the motion was 5-1 with Mr. Hicks abstaining.

7) Review and Consider Top 10 projects for the FY 2021-2025 Infrastructure Capital Improvement Plan (ICIP).

Mr. Robinson said this is done every year and there are a lot of projects and each one of them is important and this is our process of prioritizing them for consideration. He said if projects are on the ICIP they are eligible for Capital Funds from State Legislator.

Mr. Randall discussed last year's Capital Outlay request. He said four out five projects were funded. He said Brian Wagner is the new Parks and Open Space Director. He has added some projects on the list. He said several of the Hobbs Fire Department members are here also with projects on the list.

Mr. Randall said one project that was added this year is #2 which is Joe Harvey Median/Basin Renovations. He said during a flood event there was police car in the basin. He said this could be a big project. He said when Dickies went in staff coordinated with them and obtained an easement and put a pipe across their property and created a basin there with possible future inlets on Central and Calle Sur. He said possibly they could put in an arch pipe so that the basins can be filled in and provide as much storage as possible and then do some median configurations.

Mr. Hicks said when you say this could be a much larger project the \$5 million could be \$10 million? Mr. Randall said they have not put in a dollar amount yet but it could extend and grow or it could be phased. He said a lot of this is predicated on getting the sewer line replaced. He said with that they will tear up 25% of Joe Harvey Roadway with project #1. Mr. Ingram asked if there was a timeline on this project. Mr. Randall said he does not. He said it depends on how many projects are included. Mr. Hicks asked how deep the Joe Harvey drainage channel was? Mr. Randall said 10 feet. Mr. Hicks asked if there was any feasibility in moving the sewer line to the middle of the channel. Mr. Randall said absolutely.

Mr. Randall said the rest of the top ten is pretty much the same. Mr. Ingram asked about #1 Sewer Main Replacement. Mr. Randall said that project is over 10 years in the works. He said #11 has also been added to the top 10.

Chief Manny Gomez said in the history of the Fire Dept. they have actually had 3 Aerial devices and it all determines on the Insurance Services Offices and what determines the need for an aerial device. He said the growth in the community and the projection of that growth is how they qualify for an aerial device. He said during the analysis the actual

height of that is determined by ISO in which the City of Hobbs has a classification of ISO II in the outside protected areas. He said the purchase of an aerial class A pumper could give the city needed points to increase to and ISO rating of Class I which is the highest rating provided by the Insurance Services Office. He said that helps with our insurance premiums. He said if there are five buildings in your response area that are at least three floors or over 35 feet in height it requires an aerial. He said the city has one aerial 110 foot device. He said the Sky Boom is a 75 foot and they have had it since 2004.

Mr. Hicks asked if there is also an ambulance on the list? Mr. Gomez said in 2002-2003 they began to lease ambulances. He said the State of NM under funds EMS services in the state. He said they received \$20,000 to operate EMS and that is what they do 95% of the time is EMS. He said the only way they can purchase or lease through the enterprise or general fund is utilizing a revenue fund such as the Fire Protection Fund. He said the Fire Chief by State statute is the given the authority to operate and expend from the Fire Protection Fund.

Mr. Gomez said they expend \$240,000 a year for leasing and their allocation is about \$475,000. He said they run training, fire prevention, and other fire related expenses from that fund. He said in his time here they have never acquired an ambulance from ICIP. Mr. Hicks said so the Fire Dept. would like to go back to purchasing? Mr. Kesner asked if they would blend that and lease a couple units and purchase a few? Mr. Young said currently they have 2 ambulances leased and 2 purchased. He said they currently buy back some of those ambulances on leases. Mr. Gomez said they make approximately 50-60 runs to Lubbock a month.

Mr. Ramirez asked if the SE Bypass is off the list? Mr. Randall said it has been moved to 2025. Mr. Hicks asked about City Wide network? Mr. Randall said right now it connects traffic signals and connecting the Traffic Shop. He said they need enough fiber to create separate networks so there is a City of Hobbs, PD and Eagle IC network. He said currently we lease internet connections to a lot of intersections for the cameras.

After a lengthy discussion the Planning Board listed their top 10 ICIP picks.

- #1 *Sewer Main Replacement/Joe Harvey Median / Basin Renovations*
- #2 *Community Housing Projects*
- #3 *Aerial Class A Pumper*
- #4 *West Bender Widening Project & Drainage*
- #5 *West Hobbs Industrial Park*
- #6 *Ambulance*
- #7 *West College Lane Realignment*
- #8 *Street Resurfacing*
- #9 *HIAP Sewer Extension (Utilities on Arterials)*
- #10 *Drainage Master Plan*

Mr. Kesner made a motion, seconded by Mr. Sanderson to approve this top ten ICIP list. The vote on the motion was 6-0 and the motion carried.

8) Adjournment.

With nothing further to discuss the meeting adjourned at 11:32 am.

W.M. "Tres" Hicks, Chairman

August 20, 2019
Planning Board Regular Meeting

- 5) **Review and Consider side yard setback variance request for a residential single family housing unit to be located at 4917 Grey Ghost Road, as submitted by ABS Homes, property owner. This particular lot, Lot #34 of Zia Crossing Subdivision Unit 6, is located in the southeast corner of Grey Ghost Road (a Minor Residential) and Zia Crossing Parkway (a designated Minor Arterial developed as a Major Collector). The side yard setback at this location should be 10' from the property line; the proposed structure is requested to be located 5' from the property line requiring a 5' variance.**



VARIANCE APPLICATION

Application Date: July 22, 2019

Variance for (circle one): front yard (side yard)

Property Owner: ABS Homes

Phone: 575 492 0575

Address of proposed structure: 4917 GreyGhost Rd

Subdivision (if known): Zia Crossing Unit 6 Lot & Block # (if known): Lot #34

Type of proposed structure: SFR Dimensions of proposed structure: 70 x 61

Are subdivision covenants and/or deed restrictions available? Yes If so, please attach a copy.

The existing 10/side setback for the structure at the above address is 10 feet. If the variance is approved, the new 5/side setback with the front improvement will be 5 feet.

* The Planning Board of the City of Hobbs has established a procedure to require each applicant for a setback variance to notify property owners within 150 feet of the proposed improvement. In addition, front-yard setbacks of less than 10' for buildings (excluding carports) are generally not permitted.

Addresses of existing carports in vicinity (if any):

<u>N/A</u>	

Please attach the following documents:

- Copy of Building Permit Application.
- Sketch Plan showing dimensions of existing and proposed improvements and distances from proposed improvement to sidewalk, curb, and/or edge of street.
- Copy of Covenants and/or Deed Restrictions, if any.
- Signature Sheet containing signatures of adjacent property owners within 150 feet of above referenced lot.

Return completed form to:
City-Hall - Planning Division
200 E. Broadway St.
Hobbs, NM 88240
P: 575-397-9232
F: 575-397-9227

[Signature]
Property Owner Signature

7/22/19
Date

CITY OF HOBBS, NM
PLANNING DIVISION
VARIANCE APPLICATION
 (To Front and/or Side Yard Setback Requirement)
Adjoining Property Owner Notification

Note: The Planning Board of the City of Hobbs has established a procedure to require each applicant for a front or side yard setback variance to notify property owners within 150 feet of the proposed improvement. In addition, front-yard setbacks of less than 10' for buildings (excluding carports) are generally not permitted.

Date: February 22, 2018

Applicant: ABS Homes

Phone: 575 492 0575

Neighboring Property Owner:

For your information, a variance application has been submitted to build a structure in the front or side setback at:

Applicant address: 4915 W. Steel Driver Rd 88240

Address of proposed structure: 5201 Big Red Road

Subdivision (if known) Zia Crossing Unit 4 Lot & Block # (if known): Lot #54

Type and dimensions of proposed structure (see attached drawing for details): SFR - 70' X 61'

The existing 10 feet side setback for the structure at the above address is 10 feet. If the variance is approved, the new 5 feet side setback with the front/side improvement will be 5 feet.

If any adjoining property owner has questions, please call the Planning Division at 397-9351. The City reserves the right to contact adjacent property owners to verify accuracy of signatures.

Signatures of adjoining property owners and acknowledgement of request:

Adjacent Property Owner Name(s)	Address	Signature(s)	Phone#	Do you support request? Y / N
ABS Homes	Grey Ghost	28	575 492 0575	yes
	4916			
	4910			
	4904			
	4830			
	4911			
	4905			
	4831			

* Deed Restrictions, if available, are located in the Planning Division.



Hand-drawn floor plan of a residential property with handwritten annotations in red ink. The plan shows a main house with a 3-car garage, a central patio, and a back porch. Dimensions are provided for various rooms and setbacks. Handwritten notes in red ink specify setbacks from the curb and property lines, such as "Back of Curb to home (25')", "Back of Curb (20')", and "Property line to home (25')". The plan also includes labels for "LOT 134", "PLAN 2343 ELEV. 'A.L.'", and "3 CAR GARAGE". A "CONCRETE SIDEWALK" is shown along the right boundary.

SCALE: 1/8" = 1'-0"

DESCRIPTION:
LOT NUMBERED 34
Z/A CROSSING SUBDIVISION
UNIT NUMBERED SIX
HOBBS, NEW MEXICO
LOT CONTAINS: 0.20 ACRES





Building Inspection Department
200 E. Broadway, Hobbs, NM 88240
Phone (575) 391-8158

Application # _____

Building Permit Application

Application Received Date _____

Phone 575-492-0575

Owner: ABS Homes Address 4915 W Steel Driver, Hobbs NM 88240

Circle One **Residential** or **Commercial** Type: **New X Remodel** ☐ **Addition** ☐ **Other** ☐ *please attach required plans*

Job Location 4917 Grey Ghost Rd Hobbs New Mexico 88240
Address City State Zip

Contractor ABS Homes 4915 W Steel Driver Rd Hobbs New Mexico 88240 575-492-0575 358235
Name Address City State Zip Phone License #
Email olivia@absnm.com

Architect or
Engineer Name Address City State Zip Phone License #

Subdivision Zia Crossing Lot 34 Block 6 Lot Size 80.15'x 110'

Building is to be 69' ft. wide by 61' 1" ft. long by 17'-9 3/4" ft. in height and shall conform in construction.

Area or 2393 sqft
Volume Cubic/ Square Feet

Type: Residential Use Group Single Family Basement walls or foundation Monolithic
Type

% of improvements _____	Flood Zone _____	Elevation Certificate Received _____
Subdivision Approved _____	Drainage Plan Approved _____	

Job Description: Master Set 2393

Valuation \$ 298,900 Permit Fee \$ _____ Plan Review Fee \$ _____ Total \$ _____

I, Jessie Stuard as the Contractor, hereby agree to comply under this permit with all City, State and Federal codes.

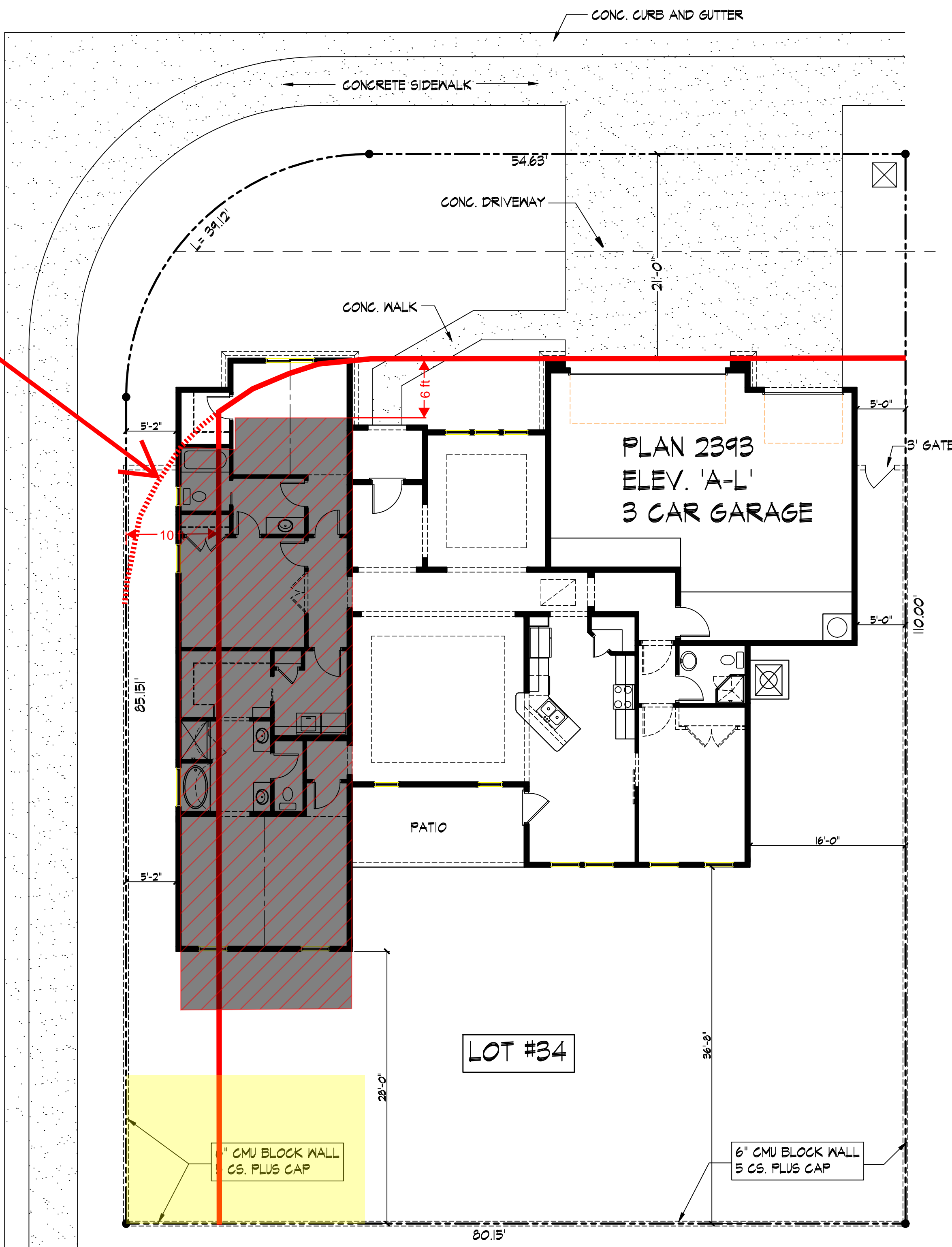
Contractor's Signature [Signature] Date 7-22-19



4917 GREY GHOST ROAD

ZIA CROSSING PARKWAY

Setback Line.



DESCRIPTION:
LOT NUMBERED 34
ZIA CROSSING SUBDIVISION
UNIT NUMBERED SIX
HOBBS, NEW MEXICO
LOT CONTAINS: 0.20 ACRES

4) Communications from Citizens.

There were no communications from citizens.

5) Review and Consider Vacation Plat for dedicated public right-of-way located adjacent to 604 E. Alston comprised of Lots 11-14, Block 125, Highland Park Addition to the City of Hobbs.

Mr. Robinson said this item came to the Planning Board at the October meeting and an encroachment agreement was approved at that time. He said the mortgage company would not accept the encroachment agreement so now they are requesting a vacation plat for a dedicated public right-of-way. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the vacation plat. The vote on the motion was 5-0 and the motion carried.

6) Review and Consider Zia Crossing Subdivision, Unit 1 Preliminary Plan as submitted by property owner Black Gold Estates, LLC.

Mr. Robinson said this is the Zia Crossing Subdivision Unit 1. He said the Board has the red line version of the plat and the construction documents were handed out. He said this is the preliminary approval. He said the red line items are staff recommendations that will have to be addressed prior to the final plat recording. He said staff and the property owner have been working on these minor issues.

Mr. Robinson said the extension of the Zia Parkway Crossing south of Millen has been projected as an 80 foot right-of-way or a Minor Collector. He said the Major Thoroughfare Plans shows an Minor Arterial. He said staff feels like this subdivision warrants this variance. He said a Minor Collector has an 80 foot right-of-way where a Minor Arterial has a 110 foot right-of-way. He said that the areas located south of this section and north of Marland has a lot of oilfield activity in this area and staff does not feel like this area will develop into residential areas south of this proposed development. He said a Minor Collector will funnel all the traffic from this development along the corridor.

Mr. Robinson said a Minor Collector cross section is a two lane road with a center turn lanes. Mr. Kesner said it would make sense to him if you are trying to move traffic that far and that fast that the speed limit of 65 mph would be reasonable. He said then you would have to make sure the road is designed to accommodate the speed limits. Mr. Hicks said you wouldn't have a curb and gutter section on a road with that kind of speed limit but you would do wider shoulders. Mr. Randall said this was the original layout that was on the Sketch Plan with 80 foot right-of-way. He said with the collector roadway there are no houses facing the roadway

Mr. Shaw made a motion, seconded by Mr. Ramirez to approve Zia Crossing Subdivision with the changes made by staff and allow Zia Crossing Subdivision as a Minor Collector street. The vote on the motion was 5-0 and the motion carried.

7) Review and Consider multiple variance requests as proposed for new development to be located southwest of E. Marland Boulevard and S. Dal Paso, as submitted by property owner La Esperanza. The required side yard setback for this corner lot should be 40',

August 20, 2019
Planning Board Regular Meeting

- 6) **Review and Consider front yard setback variance request for 608 Sunset Circle as submitted by property owner, Art McMinn. Sunset Circle has a ROW width of 50', a BOC to BOC of 36' and is classified as a Minor Residential requiring a front yard setback of 21' from Property line.**



PLANNING DEPARTMENT

200 E. Broadway St.
Hobbs, NM 88240

575-397-9351 bus
575- 397-9227 fax

City of Hobbs, New Mexico

Art McMinn
608 E. Sunset Circle
Hobbs, NM 88240

Subject: Front yard Setback Variance (Major Thoroughfare Plan) at 608 E. Sunset Circle.

Date: July 29, 2019

The City of Hobbs Major Thoroughfare Plan requires a minimum of 21' front yard setback from the property line on a minor residential street. However, the proposed structure would be located 0' from the front yard property line.

You are proposing placing a structure to within 0' of the front yard Property Line on a Minor Residential Street, which is not allowed by the Hobbs Major Thoroughfare Plan. Therefore, the front yard setback variance request for 608 E. Sunset Circle cannot be approved. If you have any questions regarding this issue please do not hesitate to call me at 391-4111.

Sincerely,

CITY OF HOBBS, NEW MEXICO

Kevin Robinson – Planning Department



CONTACT: Royce Cooper 575-370-3739

VARIANCE APPLICATION

Application Date: 7-3-19

Variance for (circle one) front yard side yard

Property Owner: ART McMINN

Phone: 575-390-9242

Address of proposed structure: 608 E SUNSET CIRCLE

Subdivision (if known): _____ Lot & Block # (if known): _____

Type of proposed structure: CAR PORT Dimensions of proposed structure: 23' x 20'

Are subdivision covenants and/or deed restrictions available? NO If so, please attach a copy.

The existing front/side setback for the structure at the above address is 20' feet. If the variance is approved, the new front/side setback with the front improvement will be 0' feet.

* The Planning Board of the City of Hobbs has established a procedure to require each applicant for a setback variance to notify property owners **within 150 feet** of the proposed improvement. In addition, front-yard setbacks of less than 10' for buildings (excluding carports) are generally not permitted.

Addresses of existing carports/fences/porches in vicinity (if any):

<u>608 E SUNSET CIRCLE</u>		

Please attach the following documents:

- Copy of Building Permit Application.
- Sketch Plan showing dimensions of existing and proposed improvements and distances from proposed improvement to sidewalk, curb, and/or edge of street.
- Copy of Covenants and/or Deed Restrictions, if any.
- Signature Sheet containing signatures of adjacent property owners **within 150 feet** of above referenced lot.

Return completed form to:
City-Hall - Planning Division
200 E. Broadway St.
Hobbs, NM 88240
P: 575-397-9232
F: 575-397-9227

RECEIVED JUL 23 2019

Art McMin
Property Owner Signature

7-3-19
Date

(To Front and/or Side Yard Setback Requirement)
Adjoining Property Owner Notification

Date: 7-3-19

Applicant: Art McMinen

Phone: 575-390-9242

Neighboring Property Owner:
For your information, a variance application has been submitted to build a structure in the front or side setback at:

Applicant address: 6085 SUNSET CIRCLE

Address of proposed structure: 608 E Sunset Circle

Subdivision (if known): _____ Lot & Block # (if known): _____

Type and dimensions of proposed structure (see attached drawing for details): Garage 23' x 20'

The existing front/side setback for the structure at the above address is 20 feet. If the variance is approved, the new front/side setback with the front/side improvement will be 20 feet.

If any adjoining property owner has questions, please call the Planning Division at 397-9232. The City reserves the right to contact adjacent property owners to verify accuracy of signatures.

[illegible]

***Deed Restrictions**, if available, are located in the Planning Division.

602

PROPERTY LINE

PROPOSED
CHP
POET
23'x20'

608

DUPLEX - SUNSET CIRCLE

610

N

SITE MAP

608 SUNSET CIRCLE

CITY CURB





Contact 575-370-3739

Building Inspection Department
200 E. Broadway, Hobbs, NM 88240
Phone (575) 391-8158

Application # _____

Building Permit Application

Application Received Date _____

Phone _____

Owner ART McMINN Address 608 SUNSET CIRCLE

Circle One: Residential or Commercial Type: New ☐ Remodel ☐ Addition ☐ Other ☐ *please attach required plans*

Job Location 608 SUNSET CIRCLE HOBBS NM 88240
Address City State Zip

Contractor SON CITY HOBBS NM 88240 605-298-392192
Name Address City State Zip Phone License #
Lic # 392192

Email _____

Architect or N/A
Engineer Name Address City State Zip Phone License #

Subdivision _____ Lot _____ Block _____ Lot Size _____

Building is to be _____ ft. wide by _____ ft. long by _____ ft. in height and shall conform in construction.

Area or _____
Volume _____ Cubic/ Square Feet

Type _____ Use Group _____ Basement walls or foundation _____
Type

% of improvements _____ Flood Zone _____ Elevation Certificate Received _____

Subdivision Approved _____ Drainage Plan Approved _____

Job Description: _____

Valuation \$ 3500.00 Permit Fee \$ _____ Plan Review Fee \$ _____ Total \$ _____

I, MARK Sisson as the Contractor, hereby agree to comply under this permit with all City, State and Federal codes.

Contractor's Signature [Signature]

Date 7-23-19

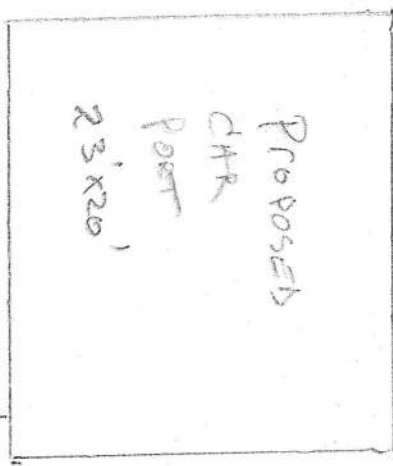
602

608

610

DUPLEX - Sunset Circle

PROPERTY LINE

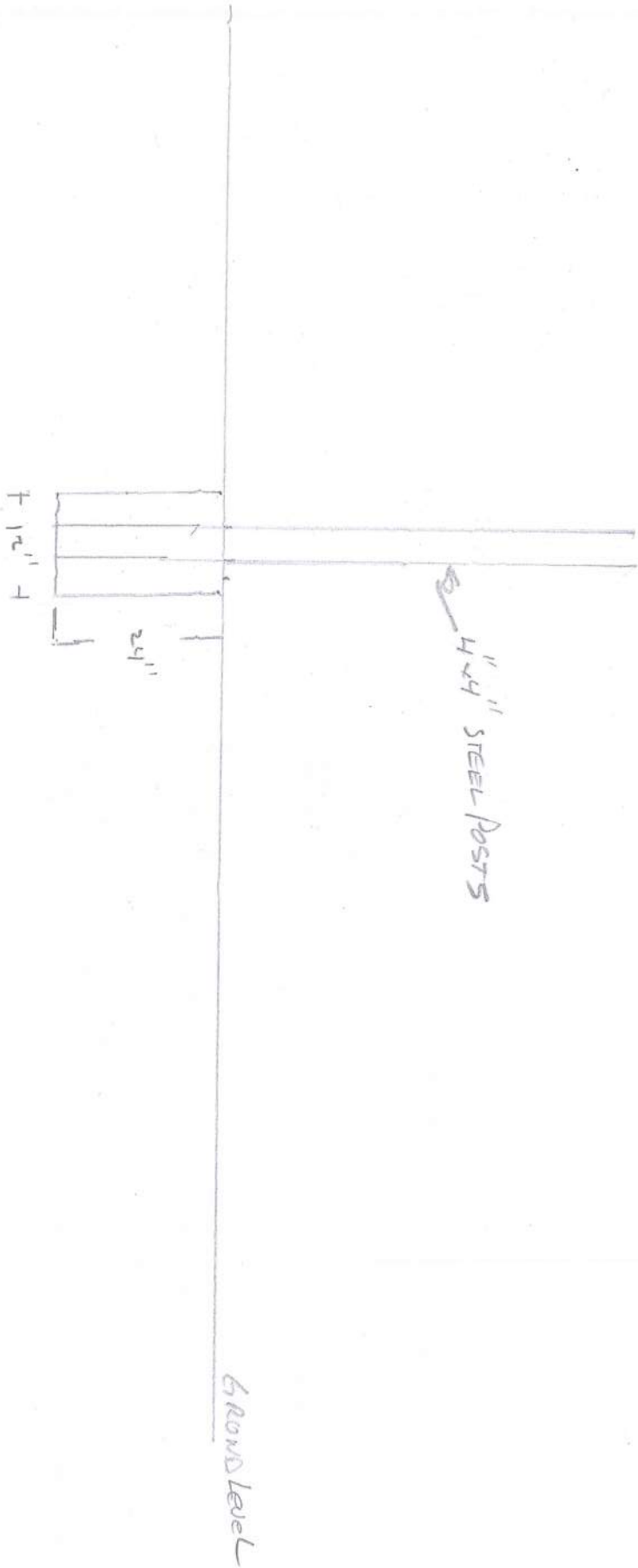


SITE MAP

608 Sunset Circle

City CURB

N



608 SUNSET CIRCLE - FOUNDATION DETAIL



PLANNING DEPARTMENT

200 E. Broadway St.
Hobbs, NM 88240

575-397-9351 bus
575- 397-9227 fax

City of Hobbs, New Mexico

Rick Ford
PO Box 155
Hobbs, NM 88240

Subject: Front yard Setback Variance (Major Thoroughfare Plan) at multiple locations on Sunset Circle.

Date: June 20, 2014

This Variance to the Hobbs Major Thoroughfare Plan is hereby granted at 513, 515, 517, 519, 521, 701, 703, 707, 2612, 2614, 600, 602, 610, 612, 614, 616, 618, 620, 622, 700, 702, 2606 and 2608 Sunset Circle to Rick Ford, property owner, by the City of Hobbs, New Mexico. Minimum Front Yard Setback in this location should be 21' from property line. However, the new structure will be 0' from the property line resulting in the need of a front setback variance.

This variance allows the placement of a new **open walled structure** to be located at the aforementioned addresses, pursuant to the attached site plan, based on the facts: 1) the application was properly submitted; 2) the structure is consistent with other structures within the vicinity; 3) no negative impact is associated with granting the variance; 4) adjacent property owners were notified of the proposed variance; and 5) the City of Hobbs Planning Board reviewed this variance request at a public meeting held June 17, 2014 and voted 4-0 to grant a variance.

This Variance is issued with the following conditions:

Building permit must be obtained for the structure. The entirety of the structure can be no closer than 0' to the property line (7' from the back of curb). To the applicant's best knowledge, there are no current deed restrictions which may affect this use at this address.

Kevin Robinson – Planning Department

August 20, 2019
Planning Board Regular Meeting

- 7) **Review and Consider front yard setback variance request for 1806 Gila Drive as submitted by property owner, Juan S. Porras. Gila Drive has a ROW width of 57', a BOC to BOC of 38' and is classified as a Minor Residential requiring a front yard setback of 21' from Property line.**



PLANNING DIVISION

200 E. Broadway St.
Hobbs, NM 88240

575-397-9351 bus
575- 397-9227 fax

City of Hobbs, New Mexico

Juan S. Porras
1806 N. Gila
Hobbs, NM 88240

Subject: Front Yard Setback Variance (Major Thoroughfare Plan) for 1806 N. Gila.
Date: May 27, 2016

The following Administrative Variance to the Hobbs Major Thoroughfare Plan is hereby granted at 1806 N Gila to Juan S. Porras, property owner, by the City of Hobbs, New Mexico. Maximum Front Yard Setback in this location should be 21' from the property line. However, the new structure will be 5' from the property line (15' from Back of curb) resulting in the need of a front setback variance of 16' feet.

This variance allows the placement of a new ***open walled structure*** to be located at 1806 N. Gila, pursuant to an approved site plan, based on the facts: 1) the application was properly submitted; 2) the structure is consistent with other structures within the vicinity; 3) no negative impact is associated with granting the variance; and 4) adjacent property owners were notified of the proposed variance.

This Variance is issued with the following conditions:

Building permit must be obtained for the structure. The entirety of the structure can be no closer than 5' to the property line (15' from BOC). To the applicant's best knowledge, there are no current deed restrictions which may affect this use at this address

Sincerely,

CITY OF HOBBS, NEW MEXICO

A handwritten signature in blue ink, appearing to read "Kevin Robinson", is written over a horizontal line.

Kevin Robinson – Planning Department

CITY OF HOBBS, NM
PLANNING DIVISION
VARIANCE APPLICATION
 (To Front and/or Side Yard Setback Requirement)
Adjoining Property Owner Notification

Note: The Planning Board of the City of Hobbs has established a procedure to require each applicant for a front or side yard setback variance to notify property owners within 150 feet of the proposed improvement. In addition, front-yard setbacks of less than 10' for buildings (excluding carports) are generally not permitted.

Date: 5-23-2016

Applicant: Juanor Jda Porras

Phone: 575-397-0392

Neighboring Property Owner:

For your information, a variance application has been submitted to build a structure in the front or side setback at:

Applicant address: 1806 N. Gila Hobbs N.M. 88240

Address of proposed structure: 1806 N. Gila " " "

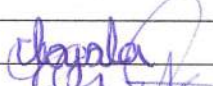
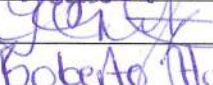
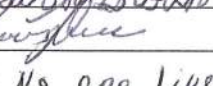
Subdivision (if known): _____ Lot & Block # (if known): _____

Type and dimensions of proposed structure (see attached drawing for details): _____

The existing front/side setback for the structure at the above address is _____ feet. If the variance is approved, the new front/side setback with the front/side improvement will be 25 feet. width.

If any adjoining property owner has questions, please call the Planning Division at 397-9232. The City reserves the right to contact adjacent property owners to verify accuracy of signatures.

Signatures of adjoining property owners and acknowledgement of request:

Adjacent Property Owner Name(s)	Address	Signature(s)	Phone #	Do you support request? Y / N
Iris Ayala	1807 N Gila		915-922-8002	Yes
Leticia Antierrez	1810 N Gila		575-493-9965	Yes
Roberto Huerta	1800 N Gila	Roberto Huerta	(575) 631-5961	Yes
Wanda Ubeda	1801 N Gila	Wanda Ubeda	(575) 393-2427	yes
Edith Marks	1823 N. Gila	Edith Marks	942-2179	yes
Elizabeth West	1816 N Gila	Elizabeth West	(575) 398-4897	yes
Larry Brown	1819 N. Gila	Larry Brown	(575) 243-5298	Yes
FRANCOR	1813 N. GILA		575 602-0919	Yes
	1820	"No one lives" there.		

***Deed Restrictions**, if available, are located in the Planning Division.



VARIANCE APPLICATION

Application Date: 4-8-2016

Variance for (circle one): front yard / side yard

Property Owner: Juan & Ida Porras Phone: _____

Address of proposed structure: 1806 No Gila.

Subdivision (if known): _____ Lot & Block # (if known): _____

Type of proposed structure: Car Port Dimensions of proposed structure: _____

Are subdivision covenants and/or deed restrictions available? _____ If so, please attach a copy.

The existing front/side setback for the structure at the above address is _____ feet. If the variance is approved, the new front/side setback with the front improvement will be 25 feet. width

* The Planning Board of the City of Hobbs has established a procedure to require each applicant for a setback variance to notify property owners within 150 feet of the proposed improvement. In addition, front-yard setbacks of less than 10' for buildings (excluding carports) are generally not permitted.

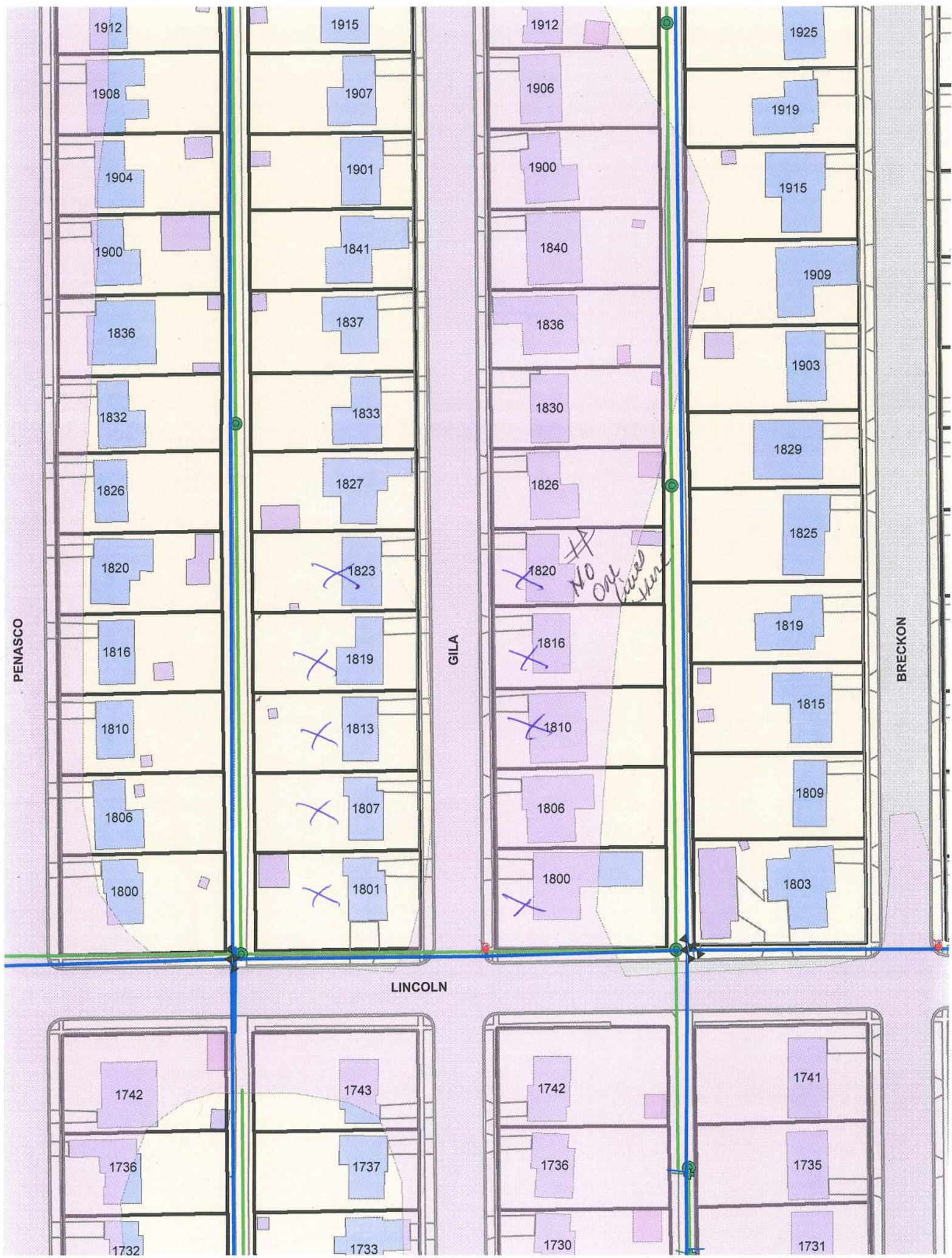
Addresses of existing carports in vicinity (if any):

Please attach the following documents:

- Copy of Building Permit Application.
- Sketch Plan showing dimensions of existing and proposed improvements and distances from proposed improvement to sidewalk, curb, and/or edge of street.
- Copy of Covenants and/or Deed Restrictions, if any.
- Signature Sheet containing signatures of adjacent property owners within 150 feet of above referenced lot.





Return completed form to:
City-Hall - Planning Division
200 E. Broadway St.
Hobbs, NM 88240
P: 575-397-9232
F: 575-397-9227

Juan Porras & Ida Porras 5-12-16
Property Owner Signature Date



1806 N. Gila Dr.

Legend

-  1020 E Green Acres Dr
-  B
-  EASEMENT
-  Feature 1
-  Feature 2
-  Feature 3
-  MUELLER



1806 N. Gila Dr.

Legend

- 1020 E Green Acres Dr
- B
- EASEMENT
- Feature 1
- Feature 2
- Feature 3
- MUELLER

1. 21' Setback
10' 15'
110' Right of Way
15 ft from
Back of Curb

Google earth

© 2016 INEGI

© 2016 Google

5.89 ft

August 20, 2019
Planning Board Regular Meeting

- 8) **Review and Consider various fence height and location variances for 800 N. Jefferson as submitted by property owner, Hobbs Municipal Schools.**

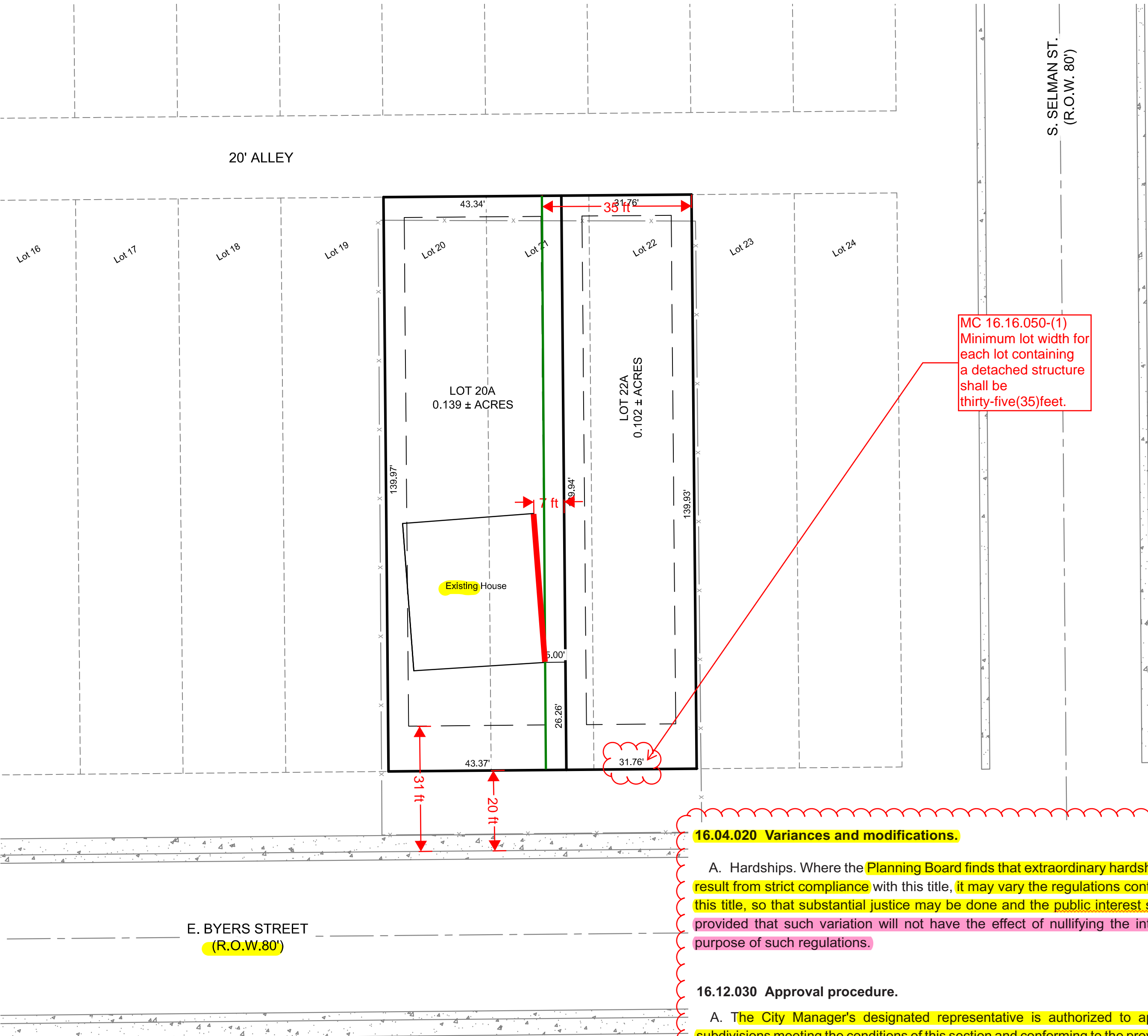
August 20, 2019
Planning Board Regular Meeting

- 9) **Review and Consider a proposed subdivision, as submitted by property owner Veronica Gallegos, located northwest of the intersection of Byers and Selman.**

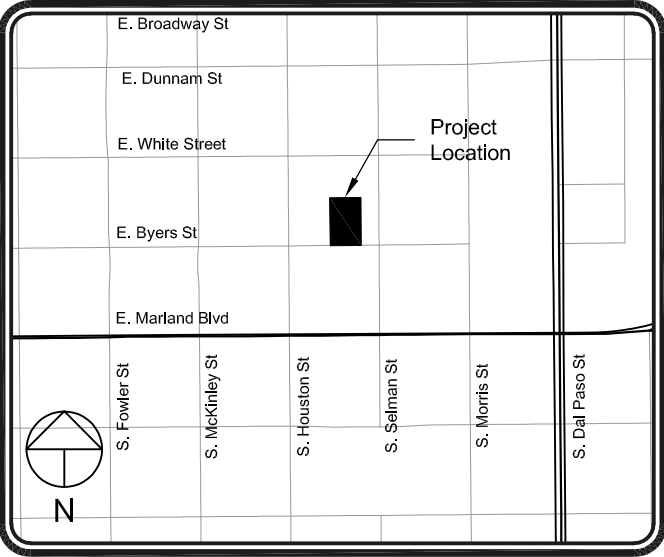
GALLEGOS SUBDIVISION CONCEPT PLAN

A CITY OF HOBBS SUMMARY REPLAT

OF LOTS 20, 21, AND 22, ALL IN BLOCK 68, ORIGINAL HOBBS SUBDIVISION,
LOCATED IN THE SE1/4 OF SECTION 34, T18S, R38E, N.M.P.M., CITY OF HOBBS, LEA COUNTY, NEW MEXICO



LEGEND	
●	Found monument as noted
○	Set 5/8" rebar with orange plastic cap marked "R MULLIKEN PS 16873"
□	Calculated point
---	Lot line
- - - -	Setback line
---	Property line
---	Fence Line
[Pattern]	Existing Concrete Curb & Gutter/Sidewalk
XX°XX'XX" XX.XX'	Measured bearing and distance
(XX°XX'XX" XX.XX')	Record bearing and distance



VICINITY MAP
N.T.S.

16.04.020 Variances and modifications.

A. Hardships. Where the **Planning Board finds that extraordinary hardships may result from strict compliance with this title, it may vary the regulations contained in this title, so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of such regulations.**

16.12.030 Approval procedure.

A. **The City Manager's designated representative is authorized to approve subdivisions meeting the conditions of this section and conforming to the provisions of this chapter** and shall, within ten (10) days of final submittal of all requested information, accept the proposed subdivision or send a written rejection detailing the reason for the rejection. Any municipal infrastructures serving the subdivision shall be completed or adequate surety provided prior to receiving final approval.

B. **The subdivider or the City Manager's designated representative may choose to have the subdivision reviewed by the Planning Board under the standard procedures if difficulties or unusual circumstances exist.**



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



PRELIMINARY

INDEXING INFORMATION FOR COUNTY CLERK

OWNER:
Victor A. Gallegos
Flor Veronica Gallegos
LOCATION:
SE1/4 S34, T18S, R38E, N.M.P.M.

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

Concept Plan
OF
Gallegos Subdivision

FOR
Veronica Gallegos

PROJECT NUMBER:
2019.1242

SHEET: 1 of 2
SU - 101